

THIS INSTRUMENT PREPARED BY:

Jennifer S. Taylor
Attorney at Law
The Alabama Elder Care Law Firm, LLC
200 Office Park Drive, Ste 303
Mtn. Brook, AL 35223
205/390-0101

AFTER RECORDING, MAIL TO:

Mary H. Hargrove
3787 Crossings Crest
Birmingham, Alabama 35242

Source of Title: Doc ID: 20030430000264020

Parcel ID: 10 2 03 0 006 010.000

QUITCLAIM DEED with Reservation of Life Estate

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

MARY H. HARGROVE, the GRANTOR;

Whose mailing address is 3787 Crossings Crest, Birmingham, Alabama, 35242

do hereby grant, bargain, and convey unto

ROBIN H. MULROY and MICHAEL K. HARGROVE, as Joint Tenants with Rights of Survivorship, the GRANTEES,

Whose respective mailing addresses are 243 Kings Crest Lane, Pelham, Alabama, 35124; and 3787 Crossings Crest, Birmingham, AL 35242

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

Lot 10, according to the Survey of Phase One Caldwell Crossings, 2nd Sector, as recorded in Map Book 30, Page 116, in the Probate Office of Shelby County, Alabama.

COMMONLY known as: 3787 Crossings Crest, Birmingham, Alabama, 35242

TAX ASSESSOR'S VALUE: \$366,800.00

DATE OF SALE: 3-26-2024

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said grantor

 is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantee is subject to the following powers retained by the Grantor:

- 1. The Grantor shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
- 2. The Grantor retains the unrestricted and limited right to dispose of her share of the property during the life of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26th day of March, 2024.

Mary H. Hargrove
MARY H. HARGROVE

STATE OF ALABAMA)
JEFFERSON COUNTY)

20240326000082070 2/2 \$392.00
Shelby Cnty Judge of Probate, AL
03/26/2024 02:17:02 PM FILED/CERT

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary H. Hargrove, who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2024.

JENNIFER S. TAYLOR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 24, 2026

Jennifer S. Taylor
Notary Public

NOTARY PUBLIC
ALABAMA STATE AT LARGE