

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Rebecca Parr
4353 South Shades Crest Road
Bessemer, AL 35022

STATE OF ALABAMA
SHELBY COUNTY

}

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rebecca Parr, formerly known of record as Rebecca Ann Bishop, and James Parr, Wife and Husband** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to himself/herself/themselves during the full term of his/her/their natural life(lives) the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEE, Ashley Brooke Cutchin (hereinafter referred to as GRANTEE whether one or more), the full fee simple title to the real estate, subject only to a life estate reserved herein by GRANTOR, legally described as:

SEE ATTACHED EXHIBIT A.

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 15th day of July, 2024.

Rebecca Parr
Rebecca Parr

James Parr
James Parr

STATE OF Alabama
Jefferson COUNTY

SS:

TONI YVETTE JONES
Notary Public
Alabama State at Large

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rebecca Parr and James Parr**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of July, 2024.

Toni Jones
Notary Public

Toni Jones

My Commission Expires: My Commission Expires 08/28/2027

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Rebecca ParrGrantee's Name: Ashley Brooke CutchinMailing Address: 4353 South Shades Crest Road
Bessemer, AL 35022Mailing Address: 505 Fieldstone Dr.
Helena, AL 35080Property Address: 4353 South Shades Crest Road
Bessemer, AL 35022

Date of Sale: _____, 20____

Total Purchase Price: \$ _____

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$345,190.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other: ½ Tax Assessor's Value - Life Estate Deed - \$172,595.00

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: _____

Print: Rebecca Parr

☐ Unattested

Sign

Rebecca Parr

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one

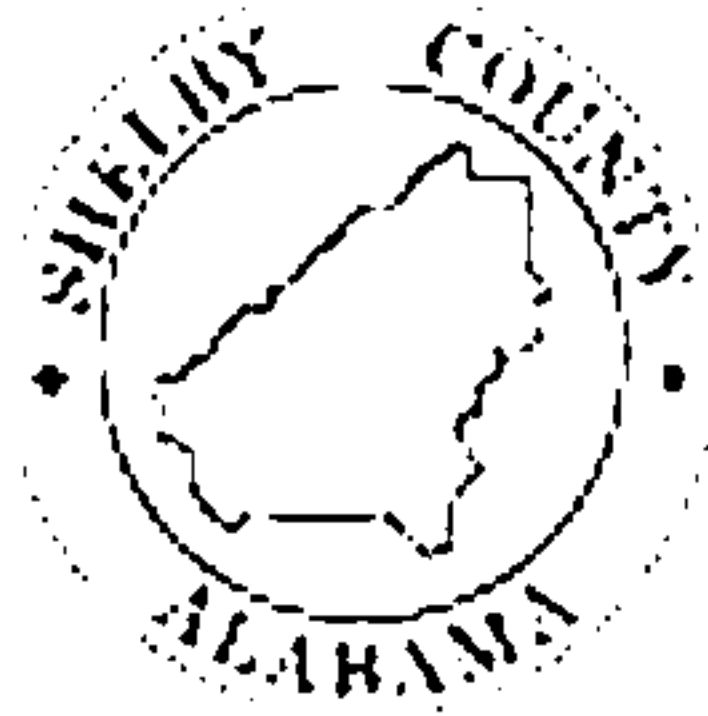
EXHIBIT A**PARCEL I**

Begin at the SW corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 4 West; thence run North along the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 484.85 feet for point of beginning; thence continue said course along said West line a distance of 491.73 feet to the SE right of way boundary of County Road; turn right an angle of 47 deg. 14' along said SE right of way boundary a distance of 25.0 feet; turn right an angle of 93 deg. 16' a distance of 361.5 feet; turn right an angle of 86 deg. 44' a distance of 338.33 feet to point of beginning; being in SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 4 West, Shelby County, Alabama.

PARCEL II

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 12, Township 20 South, Range 4 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at a five-eighths inch bar set in a rock mound presently marking the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 20 South, Range 4 West, Huntsville Principal Meridian, Shelby County, Alabama; thence N0°37'22"W, along and with the West line of said quarter-quarter section, 133.54 feet to a capped rebar set by Jerry O. Peery and the point of beginning; thence continue N0°37'22"W, along and with said West line, 279.94 feet to a one inch open pipe; thence N47°14'00"E, leaving said West line, 337.85 feet to a one-half inch rebar; thence N39°53'32"W 360.65 feet to a 5/8" rebar in a gravel drive on the southeasterly right-of-way margin of South Shades Crest Road; thence S42°16'33"E, leaving said southeasterly right-of-way margin, 360.21 feet to a capped rebar set by Jerry O. Peery; thence S23°01'09"E 230.00 feet to a capped rebar set by Jerry O. Peery; thence S48°20'08"W 463.07 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2024 11:13:41 AM
 \$206.00 PAYGE
 20240807000245020

Allen S. Bayl