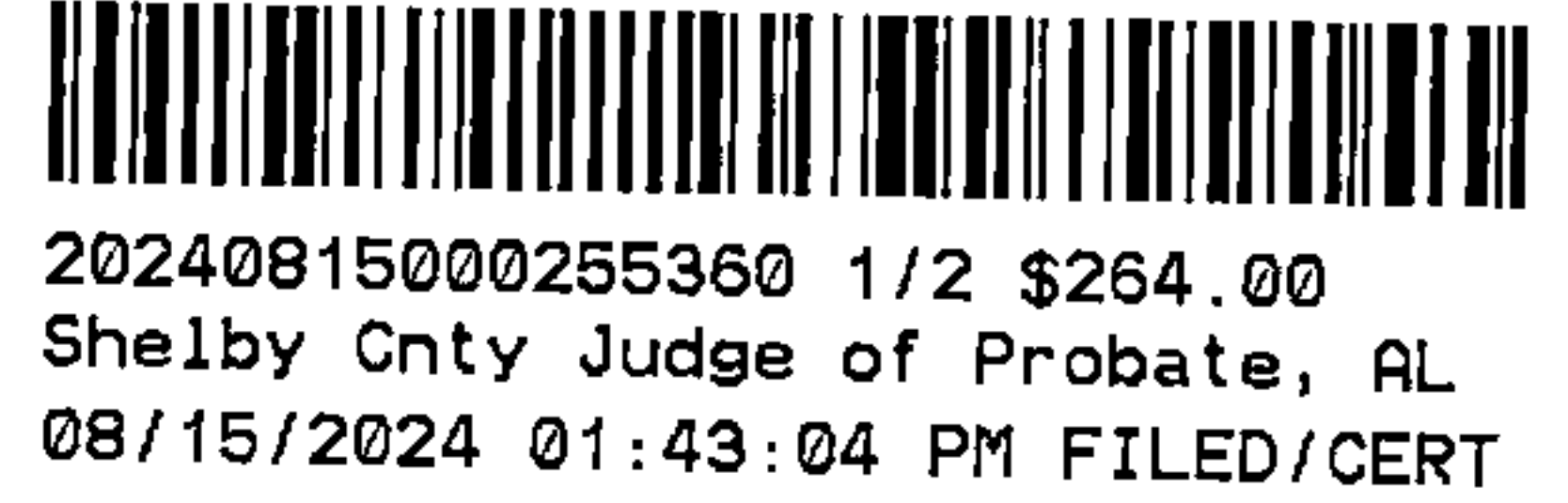


THIS INSTRUMENT PREPARED BY:

William G. Nolan
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:

Randall W. Watson and
Debra E. Watson
320 Old Cahaba Trail
Helena, AL 35080



Source of Title: Doc ID: 20181203000422050

Parcel ID: 13 4 20 1 003 043.000

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 grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

RANDALL W. WATSON and DEBRA E. WATSON, the GRANTORS;

Whose mailing address is 320 Old Cahaba Trail, Helena, AL 35080

do hereby grant, bargain, and convey unto **STEFANY D. HABEGGER**, the GRANTEE,

Whose respective mailing address is 1446 Haddon Place, Hoover, AL 35226.

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

Lot 743, according to the Survey of Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Probate Office of Shelby County, Alabama.

COMMONLY known as: 320 Old Cahaba Trail, Helena, Alabama 35080

TAX ASSESSOR'S VALUE: \$237,800.00

DATE OF SALE: 6/4/2024

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:

Shelby County, AL 08/15/2024
State of Alabama
Deed Tax: \$238.00

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 his 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.

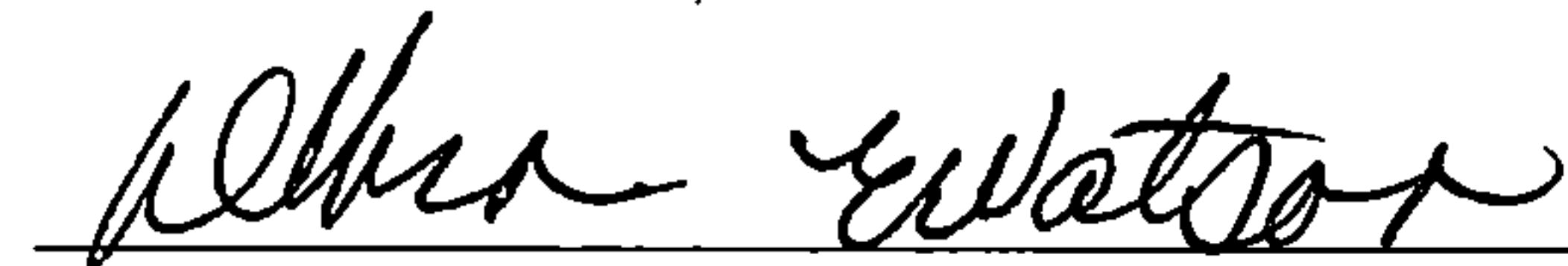
NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

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 4 day of June, 2024.



RANDALL W. WATSON



DEBRA E. WATSON



20240815000255360 2/2 \$264.00
Shelby Cnty Judge of Probate, AL
08/15/2024 01:43:04 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL W. WATSON and DEBRA E. WATSON, who are 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 4th day of June, 2024.

WILLIAM GRADY NOLAN
NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 15, 2025

Notary Public

