

**THIS INSTRUMENT PREPARED BY:**

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4553 Pine Tree Circle, Suite 240  
Vestavia, Alabama 35243



20240830000271360 1/3 \$113.00  
Shelby Cnty Judge of Probate, AL  
08/30/2024 10:54:29 AM FILED/CERT

Send Tax Notice to:  
Erin George Hayes  
288 Buttercup Lane  
Montevallo, AL 35115

**LIFE ESTATE DEED**  
**[Title Not Examined. No Opinion Expressed]**

KNOW ALL MEN BY THESE PRESENTS that **Lani George**, an unmarried woman, hereinafter referred to as "Grantor," for and in consideration of **ten dollars (\$10)** and other valuable consideration had and received and paid by **Erin George Hayes and Benjamin Lowell Hayes**, a married couple, hereto referred to as Grantees, the receipt of which is acknowledged, does hereby remise, release, quit claim and convey of its right, title, interest and claim in or to the unto said Grantees the Real Property situated in Shelby County, Alabama described to wit:

A parcel of land in the NE ¼ of the SE ¼ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the northeast corner of said NW ¼ of the SW ¼ of Section 31, Township 21 South, Range 3 West, Shelby County, Alabama; thence run South 05 deg. 01 min. 42 sec. East 1024.88 feet along the East ¼ ¼ line, thence run South 88 deg. 53 min. 41 sec. West 1365.36 feet, thence run North 04 deg. 53 min. 00 sec. West 285.49 feet to the point of beginning, thence continue last course 230.00 feet to the South right-of-way of Buttercup Lane, then run South 88 deg. 55 min. 00 sec. West 160.00 feet along said right-of-way, thence run South 04 deg. 53 min. 00 sec. East 230.00 feet, thence run North 88 deg. 55 min. 00 sec. East 160.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Having a mailing address of 180 Buttercup Lane, Montevallo, Alabama 35115.

Said property being same described in the Corrective Personal Representative Deed conveyed to the Grantor on July 30, 2024 and recorded on August 9, 2024 in Instrument Number 20240809000247790.

**EXPRESSLY RESERVING A LIFE ESTATE** in the above-described property unto **Lani George**, and her assigns. Lani George shall have full ownership, possession and use of the property, as well as the rents, revenues, and profits generated by the property during the term of her natural life.

Upon the death of Lani George, the ownership, possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantees.

Shelby County, AL 08/30/2024  
State of Alabama  
Deed Tax: \$84.00

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

**AND THE SAID GRANTOR** will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

**PLEASE NOTE:** The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

Witness my hand and seal this the 30 day of August 2024.

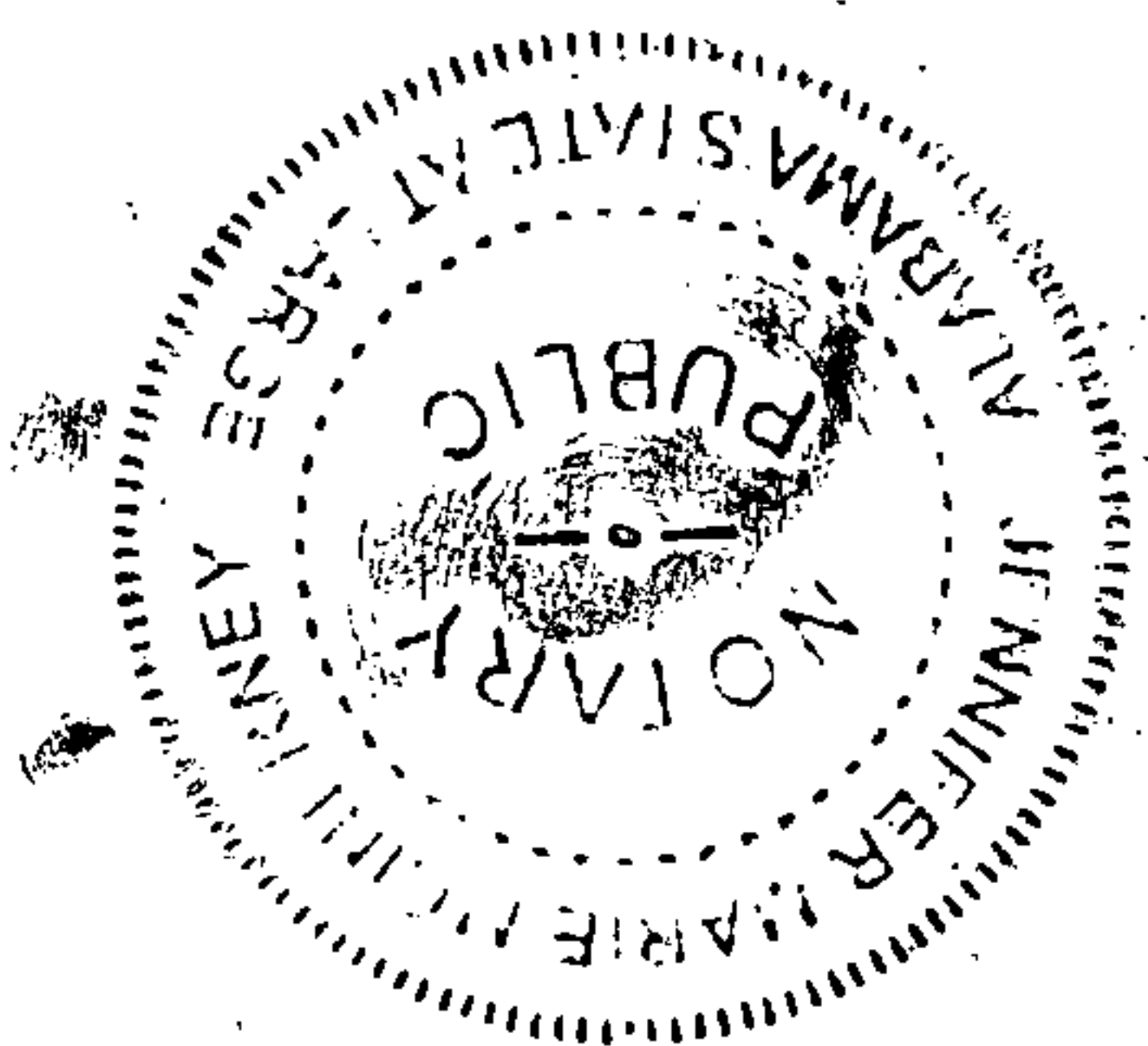
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Lani George (SEAL)  
LANI GEORGE

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **LANI GEORGE** whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of August 2024.



Jennifer McInerney  
Signature of Person Taking Acknowledgment

My commission expires: 02/07/2028



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MM George  
Mailing Address 180 Buttercup Lane  
Montevallo, AL 35115

Grantee's Name Erin George Hayes &  
Mailing Address Benjamin Lowell Hayes  
288 Buttercup Lane  
Montevallo, AL 35115

Property Address 180 Buttercup Lane  
Montevallo, AL 35115

Date of Sale 8/30/24  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 1/2 82,900

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 Life Estate Deed

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

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 8/30/24

Print Jennifer McInerney

☐ Unattested  
(verified by)

Sign Jennifer McInerney  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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