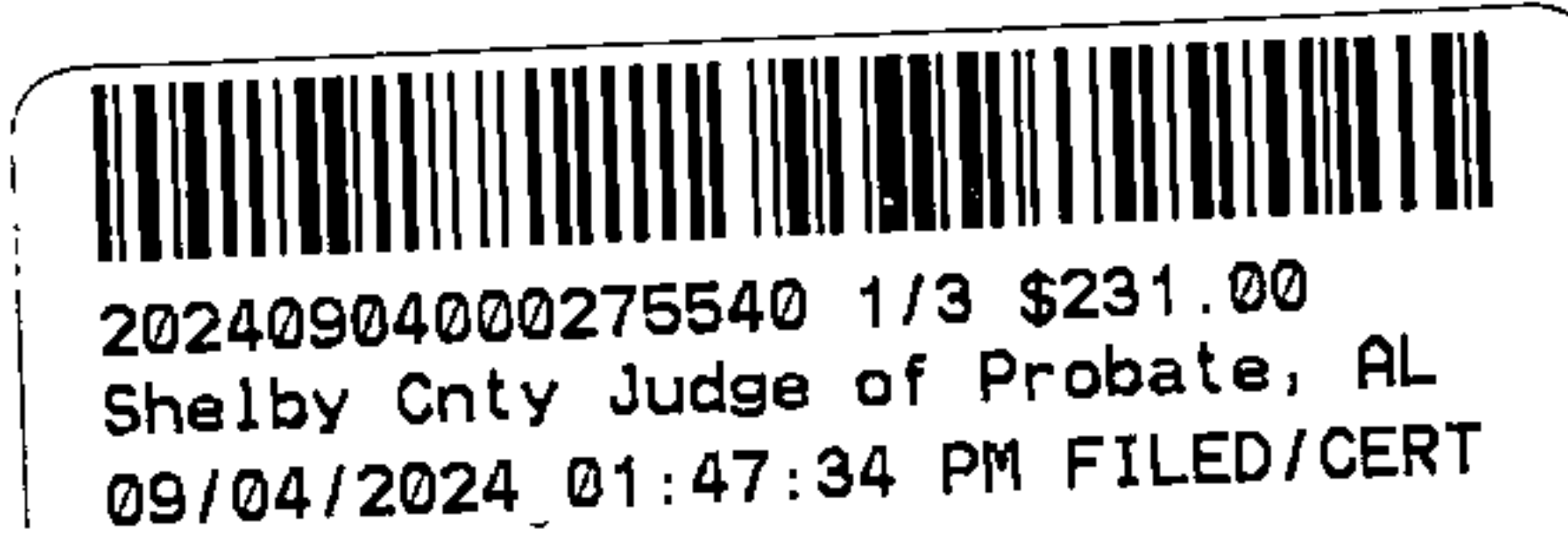


STATE OF ALABAMA  
SHELBY COUNTY



WARRANTY DEED  
WITH LIFE ESTATE

THIS INDENTURE, made and entered into on this the 14 day of July, 2024, by and between **Betty Anglin Alfonso**, an unmarried woman, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Sommer Dove L'Hoste and Madison L'Hoste**, herein referred to as "Grantee" (whether one or more).

Shelby County, AL 09/04/2024  
State of Alabama  
Deed Tax: \$202.00

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property located in Shelby County, to-wit:

Lot 526, according to the survey of Forest Lakes 10th Sector, as recorded in Map Book 31, page 25 A&B, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Sterrett, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights and taxes and assessments for the year 105 and all subsequent years and the following:

1. Utility easements as shown by recorded plat, including 8 feet along Forest Lakes Road and an easement of varying width along rear.

2. Restrictions, covenants, and conditions as set out in Inst. No. 1997-25449, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

3. Restrictions, limitations and conditions as set out in Plat Book 31, page 25, in the Probate Office of Shelby County, Alabama.

4. Easement(s) granted to Alabama Power Company as set out in Book 139, page 127 and Deed Book 236, page 829, in the Probate Office.

5. Easement(s) granted to Shelby County, Alabama as set out in Inst. No. 1993-3955, Inst. No. 1993-3957, Inst. No. 1993-3959, Inst. No. 1993-3960, Inst. No. 1993-3961, Inst. No. 1993-3964, Inst. No. 1993-3965, and Inst. No. 1993-3966, in the Probate Office.

6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 53, page 262 and Book 331, page 262, in Probate Office.

7. Right(s) of Way(s) granted to Alabama Power Company, as set out in Book 126, page 191, Book 126, page 323, and Book 236, page 829, in the Probate Office.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantor, **Betty Anglin Alfonso**, it being the intention of the Grantor to reserve the full use and possession of said property during their lifetimes.



DESCRIPTION PROVIDED BY THE PARTIES.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

**NO CERTIFICATION OF TITLE.** This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 14 day of July, 2024.

Betty Anglin Alfonso  
Betty Anglin Alfonso

STATE OF ALABAMA  
COUNTY OF CALHOUN

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

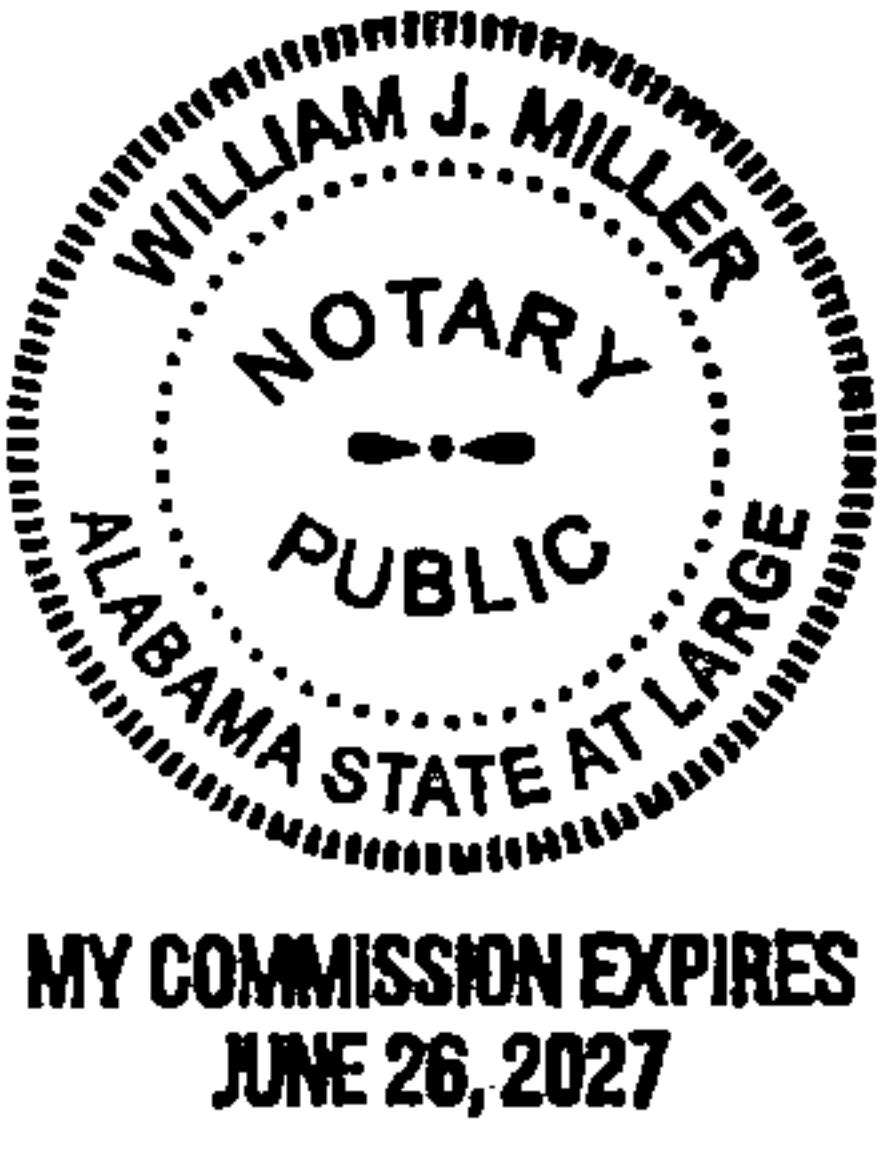
Given under my hand and seal this 14 day of July, 2024.

[SEAL]

William J. Miller  
NOTARY PUBLIC

Grantee's Mailing Address

\_\_\_\_\_  
\_\_\_\_\_



**DOCUMENT PREPARED BY:**  
**MILLER ESTATE AND ELDER LAW**  
818 Leighton Avenue  
Anniston, AL 36207  
(256) 241-6794

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

20240904000275540 3/3 \$231.00  
Shelby Cnty Judge of Probate, AL  
09/04/2024 01:47:34 PM FILED/CERT

Grantor's Name Betty Anglin Alfonso  
Mailing Address 4056 Forest Lakes Road  
Sterrett, Alabama 35147

Grantee's Name Sommer Dove L'Hoste and Madison L'Hoste  
Mailing Address 4056 Forest Lakes Road  
Sterrett, Alabama 35147

Property Address 4056 Forest Lakes Rd.  
Sterrett, AL 35147

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 201,800

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

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 9/4/24

Print Betty Alfonso

☐ Unattested

Sign

Betty Anglin Alfonso

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1