



20240919000292220 1/5 \$459.50  
Shelby Cnty Judge of Probate, AL  
09/19/2024 10:52:41 AM FILED/CERT

This Instrument prepared by:  
Lindsey Eastwood  
EASTWOOD ESTATE & PROBATE LAW  
2001 Park Place, Suite 875  
Birmingham, Alabama 35203  
Instrument Number: 20240717000217600

Mail Tax Notice to:  
Billy R. Parker  
453 Wishford Circle  
Helena, AL 35080

**Preparer makes no warranty of title or accuracy of legal description in the property described herein. This deed was executed without the benefit of a title search.**

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## WARRANTY DEED RESERVING LIFE ESTATE

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### STATE OF ALABAMA SHELBY COUNTY

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by to the Grantee herein, the receipt of which is acknowledged **BILLY R. PANTER**, a married man (herein referred to as Grantor), does grant, bargain, sell, and convey forty percent of said property to **SHERRY PANTER MATTHEWS**, a married woman; forty percent of said property to **KAREN DENISE PANTER**, a single woman; ten percent of said property to **ASHLEY MATTHEWS YODER**, a married woman; and ten percent of said property to **MICHAEL BLAKE MATTHEWS**, a married man (hereinafter referred to as Grantees) **SUBJECT TO** the reservation stated below, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 132, according to the Final Plat of Barimore Phase 1, Sector 2, as recorded in Map Book 58, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to the ad valorem taxes for the current year and all subsequent years.

The real property is commonly known as 453 Wishford Circle, Helena, AL 35080

Any and all easements, building lines, right-of-ways, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

**EXCEPT** that, as to all of the above-described property, I reserve a life estate for **CHARLOTTE MILLSAP PANTER** and **KAREN DENISE PANTER**, together with the right to use and occupy the same and collect the rents or other income therefrom so long as they shall live.

**CHARLOTTE MILLSAP PANTER's interest herein is limited to a life estate for her exclusive use of the property for her lifetime. KAREN DENISE PANTER's interest is a life estate and a forty percent remainder interest.**

Shelby County, AL 09/19/2024  
State of Alabama  
Deed Tax: \$421.50



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**TO HAVE AND TO HOLD** to said Grantees. And said Grantor does for himself, his heirs, successors, assigns, and covenant with said Grantee, their heirs successors and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that he had good right to convey the same as aforesaid, and that he will and his heirs, successors, and assigns and personal representatives shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3<sup>rd</sup> day of Sept, 2024.

Sherry Matthews  
Sherry Matthews, signing as Power of Attorney for Billy R. Panter

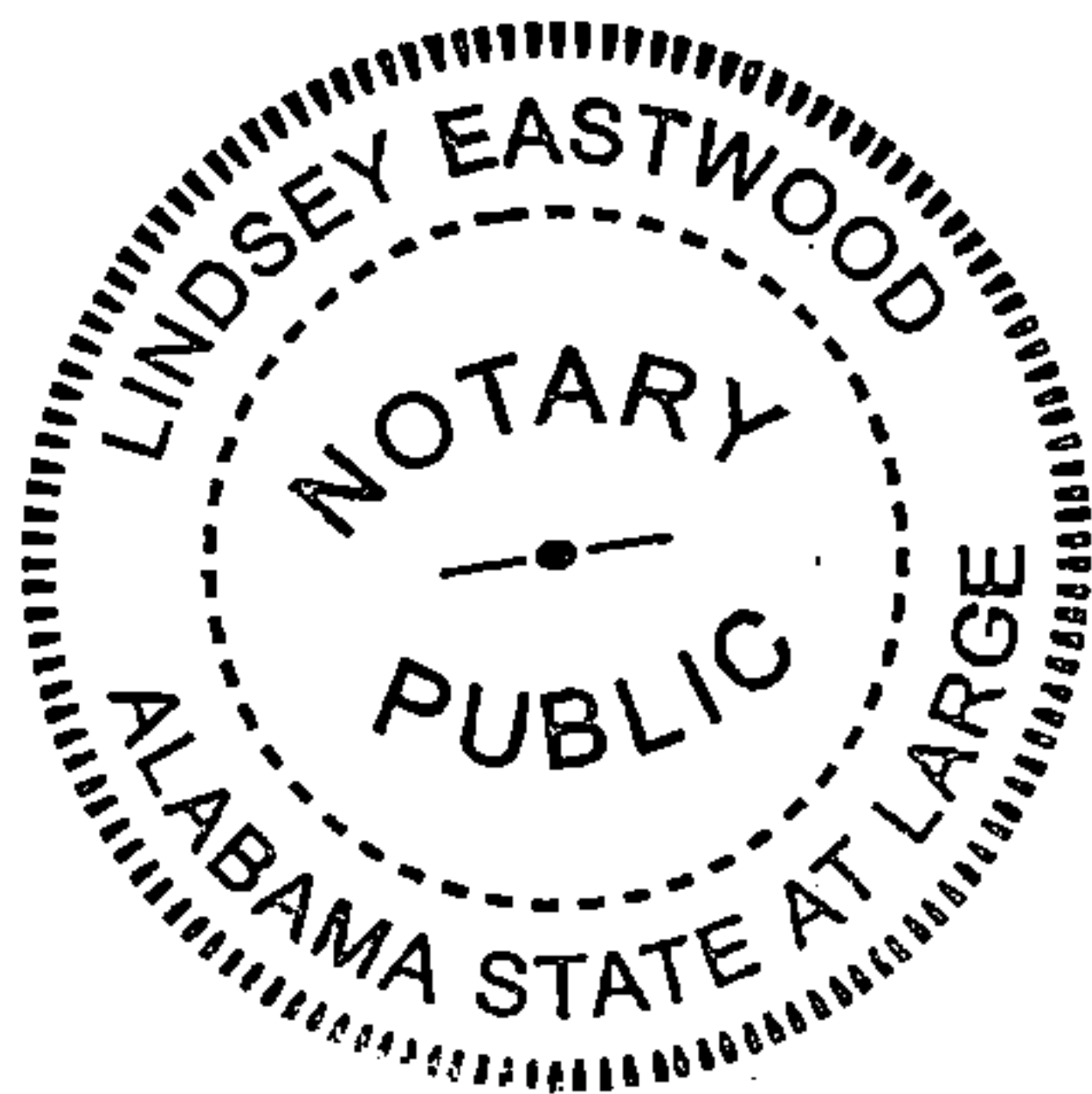


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**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, **LINDSEY EASTWOOD**, a Notary Public in and for said County, in said State, hereby certify that **SHERRY MATTHEWS, as Power of Attorney for BILLY R. PANTER**, 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 conveyance, executed the same voluntarily on the day the same bears date.

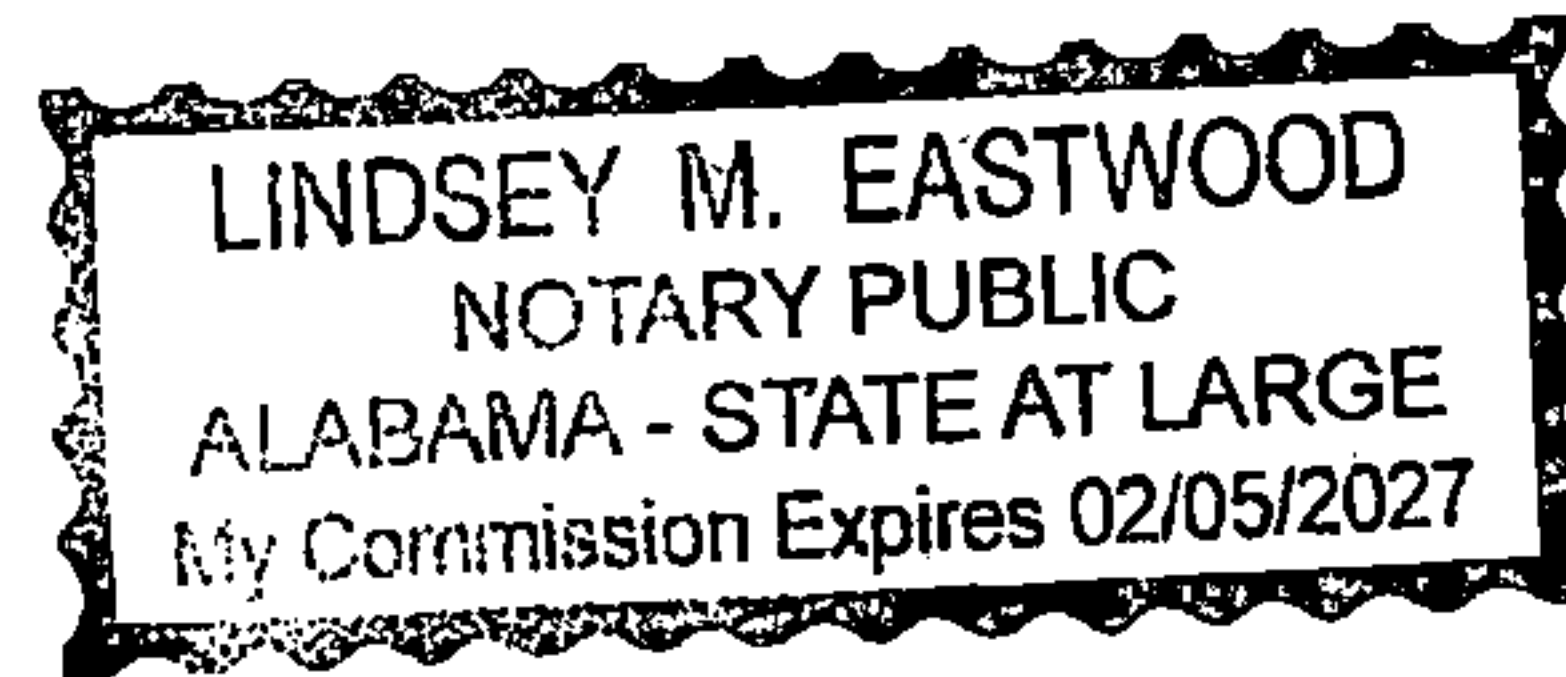
Given under my hand and official seal this the 3<sup>rd</sup> day of September 2024.



Lindsey Eastwood

Notary Public

My Commission Expires: \_\_\_\_\_





# Real Estate Sales Validation Form

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

Grantor's Name Billy R. Panter  
Mailing Address 453 Wishford Circle  
Helena, AL 35080

Grantee's Name See Attached  
Mailing Address See Attached

Property Address 453 Wishford Circle  
Helena, AL 35080

Date of Sale 9/3/2024  
Total Purchase Price \$                     

or  
Actual Value \$ 421,094.00

or  
Assessor's Market Value \$                     

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assesor Website: Deed Information  
☐ Closing Statement

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 a

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 9/5/24

Print Lindsey Eastwood

☐ Unattested  
(verified by)

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

Form RT-1

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Sherry Panter Matthews

1314 Old Cahaba Pkwy  
Helena, AL 35080

Karen Denise Panter

453 Wishford Circle  
Helena, AL 35080

Ashley Matthews Yoder

4375 Abbots Way,  
Hoover, AL 35226

Michael Blake Matthews

841 Madison Lane  
Helena, AL 35080

Charlotte Milsap Panter

453 Wishford Circle  
Helena, AL 35080