

DEED RESERVING A LIFE ESTATE

STATE OF ALABAMA  
JEFFERSON COUNTY


**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we PATSY REED, AN UNMARRIED WOMAN, referred to as Grantor, does hereby GRANT, BARGAIN, SELL AND CONVEY unto JOSHUA DALE RAY, PATRICK LEE RAY, JARRARD ANTHONY RAY AND BENJAMIN LUKE REED, referred to as Grantees, reserving unto the grantor, PATSY REED, a life estate in the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 16, ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE, FIRST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD UNTO THE SAID JOSHUA DALE RAY, PATRICK LEE RAY, JARRARD ANTHONY RAY AND BENJAMIN LUKE REED, THEIR HEIRS AND ASSIGNS FOREVER, SUBJECT TO THE RESERVATION OF THE LIFE ESTATE OF PATSY REED, GRANTOR.**

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.  
Subject to mineral and mining rights if not owned by grantor.

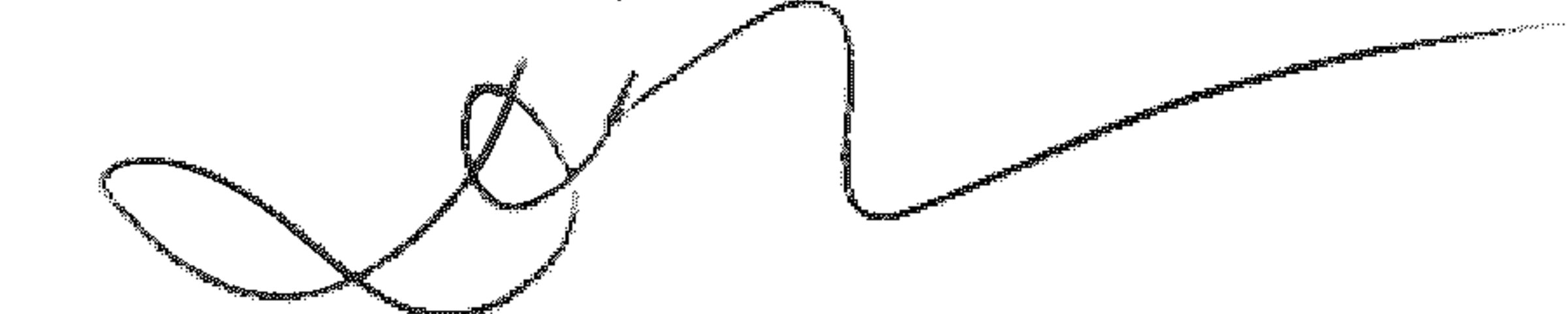
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 10<sup>th</sup> day of October, 2024.

  
PATSY REED

STATE OF ALABAMA  
COUNTY OF Jefferson

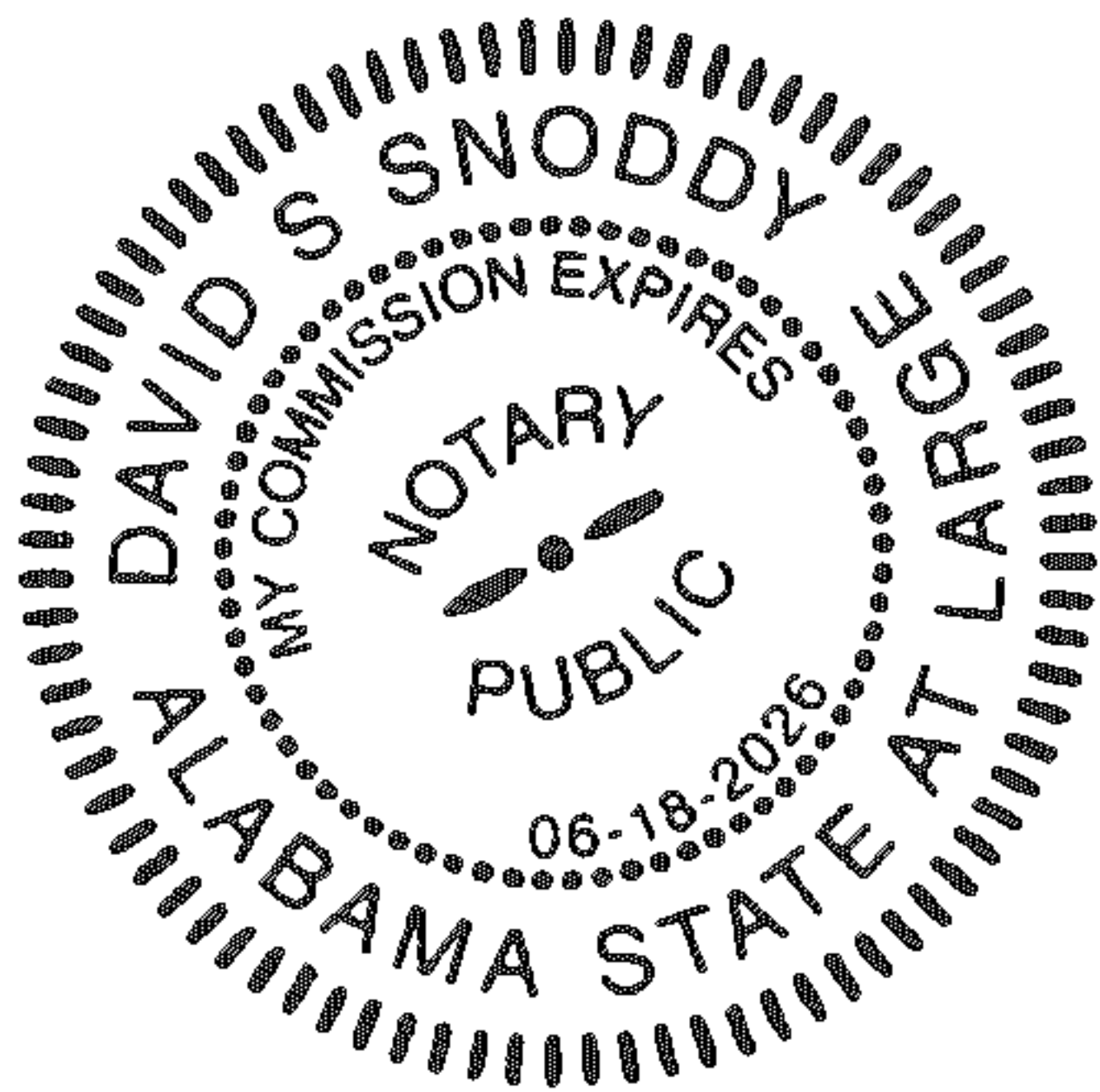
I, the undersigned, a Notary Public in and for said County and State hereby certify that PATSY REED, whose names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and seal this 10<sup>th</sup> day of Oct, 2024.

  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
DAVID S SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
PATSY REED  
231 BEAVER CREEK PKWY  
PELHAM, AL 35124



Real Estate Sales Validation Form

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

Grantor's Name	PATSY REED	Grantee's Name	PATSY REED(life estate)
Mailing Address:	231 BEAVER CREEK PKWY PELHAM, AL 35124	Mailing Address:	231 BEAVER CREEK PKWY PELHAM, AL 35124
Property Address	231 BEAVER CREEK PKWY PELHAM, AL 35124	Date of Sale	August 4, 2015
		Total Purchaser Price	
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value ½ value	\$128.750

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 available.

Date of Sale – the date of 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 Sec. 40-22-1 (h).

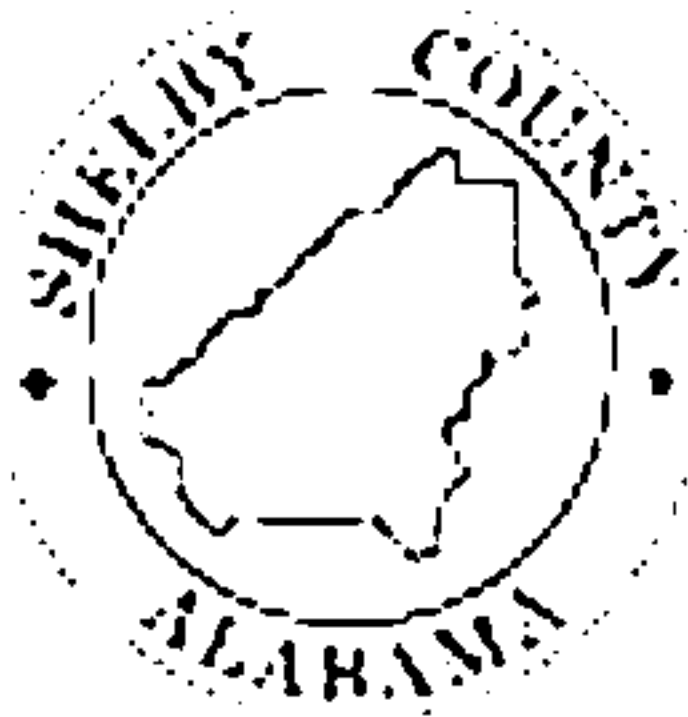
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date \_\_\_\_\_

Print Daniel Smedley

☐ Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner (Agent) circle one)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/11/2024 01:07:29 PM  
\$157.00 DANIEL  
20241011000320540

Allen S. Bayl