

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:
Scozzaro Law, LLC
P.O. Box 548
Helena, AL 35080

Send Tax Notice To:
Kathie Wallis Hinds
5632 Highway 17
Helena, AL 35080

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of TEN DOLLARS and 00/100 (\$10.00), the receipt whereof is acknowledged, and to create a Life Estate reservation, and for other good and valuable consideration provided to **Kathie Wallis Hinds and Thomas C. Hinds**, husband and wife (hereinafter called "Grantors"), said Grantors hereby **GRANT, BARGAIN, and CONVEY** to **Kathie Wallis Hinds**, in her individual capacity, and **Taylor Wallis Hinds**, (hereinafter called the "Grantees"), interest in the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO** the reservation stated below in subparagraph (A), to wit:

A PARCEL OF LAND IN THE NW 1/4 OF SE 1/4 OF SECTION 28, TOWNSHIP 20, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 28 TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE WESTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 101.26 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #17; THENCE 99 DEG. 37 MIN. LEFT 10.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, 156.25 FEET TO A POINT; THENCE 99 DEG. 37 MIN. RIGHT 585.57 FEET TO A POINT; THENCE 87 DEG. 54 MIN. RIGHT, 154.15 FEET TO A POINT; THENCE 92 DEG. 06 MIN. RIGHT 559.57 FEET TO THE POINT OF BEGINNING.

Subject to: All liens, mortgages, taxes, encumbrances, easements, restrictions and rights of way. Mineral and mining rights excepted and,

Specifically, all restrictions, covenants, rights of way, encumbrances and easements included in Instrument No.: 19980810000305061 Shelby County Probate Court.

Address: 5632 Highway 17, Helena, AL 35080

Shelby County, AL 11/20/2024
State of Alabama
Deed Tax: \$247.00

(A) **EXCEPT THAT** said Kathee Wallis Hinds expressly reserves unto herself a **LIFE ESTATE** (to use, occupy, and collect rents or other income therefrom) in and to said property until the death of the Grantor, and it is the **GRANTOR'S** expressed intention to convey to said Taylor Wallis Hinds only the contingent, remainder interest in said property.

TO HAVE AND TO HOLD unto said **GRANTEE**S in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation of the grantor; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantees or their heirs and assigns forever upon the death of the grantor.

And said **GRANTORS** do for themselves, their successors and assigns, covenant with the said **GRANTEE**S, their heirs and assigns, that said Grantors are lawfully seized in fee simple of said premises; free from all encumbrances, unless otherwise noted above; that they have good right to convey the same as aforesaid, and that she will and her successors and assigns shall warrant and defend the same to the said **GRANTEE**S, their heirs and assigns forever, against the lawful claims of all persons.

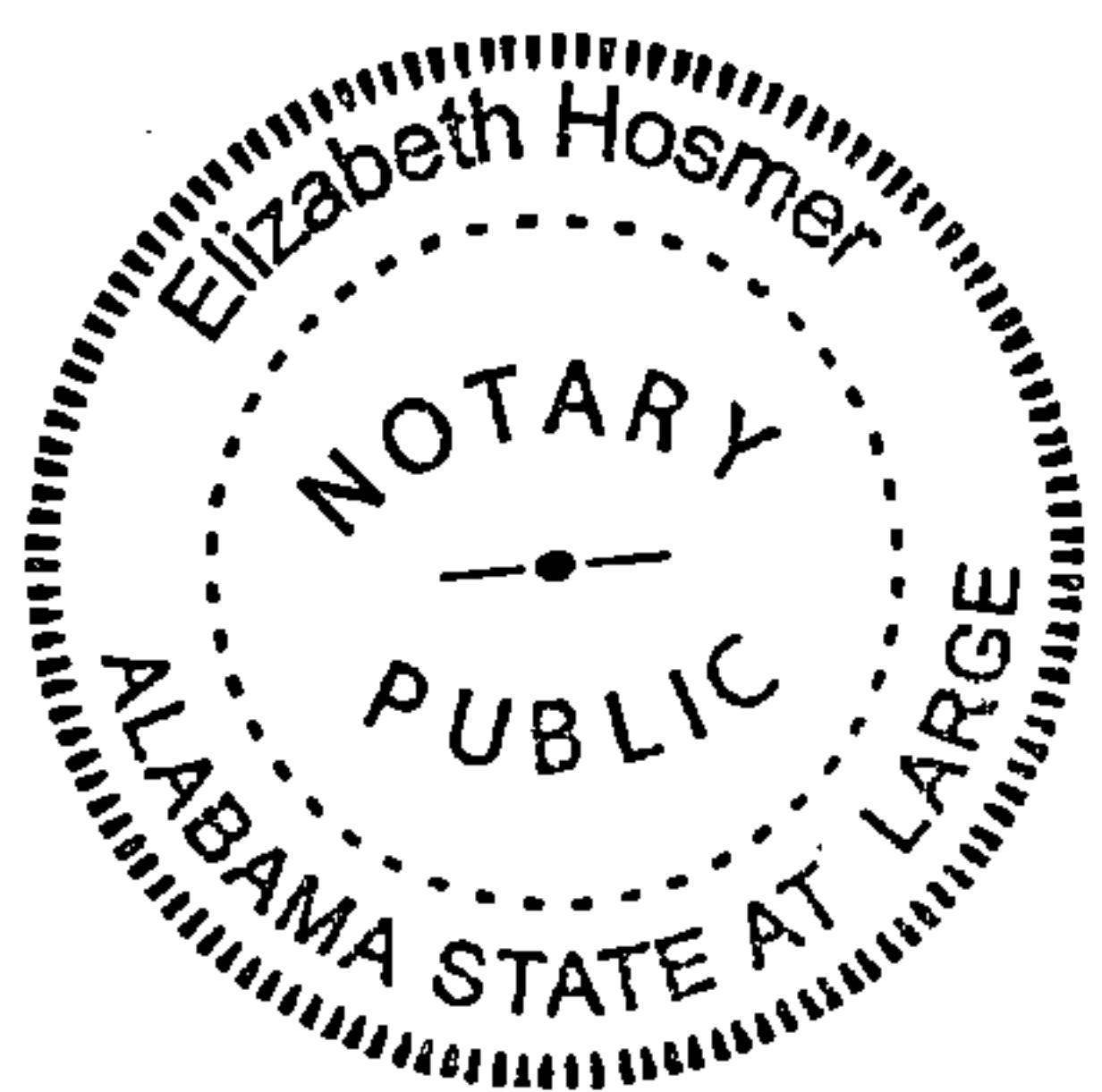
Kathee Wallis Hinds
KATHEE WALLIS HINDS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Kathee Wallis Hinds, 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, she executed the same voluntarily on this 7 day of November, 2024.

Elizabeth H. Mason
Elizabeth H. Mason
NOTARY PUBLIC

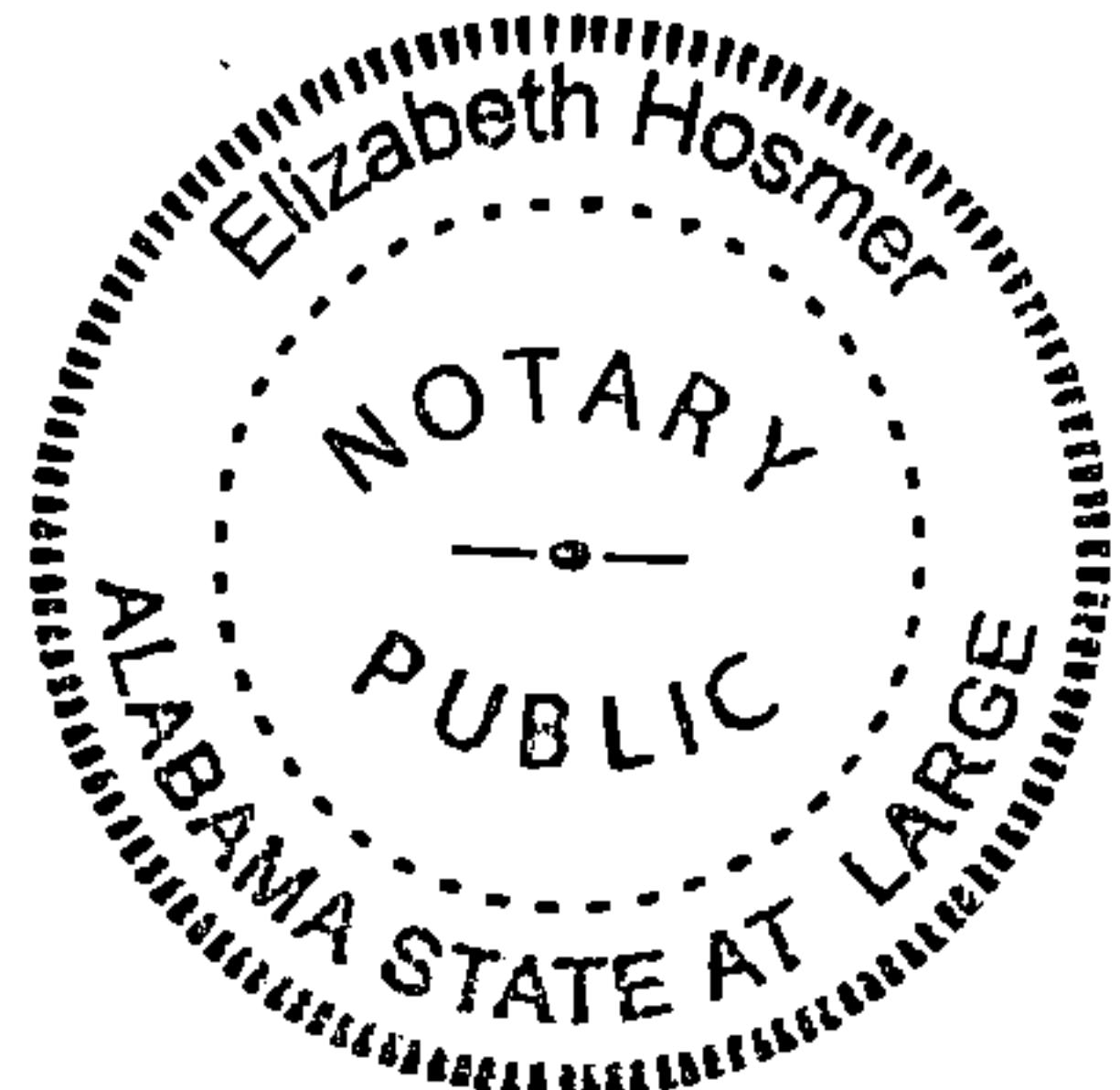
My Commission Expires: 02/12/2025



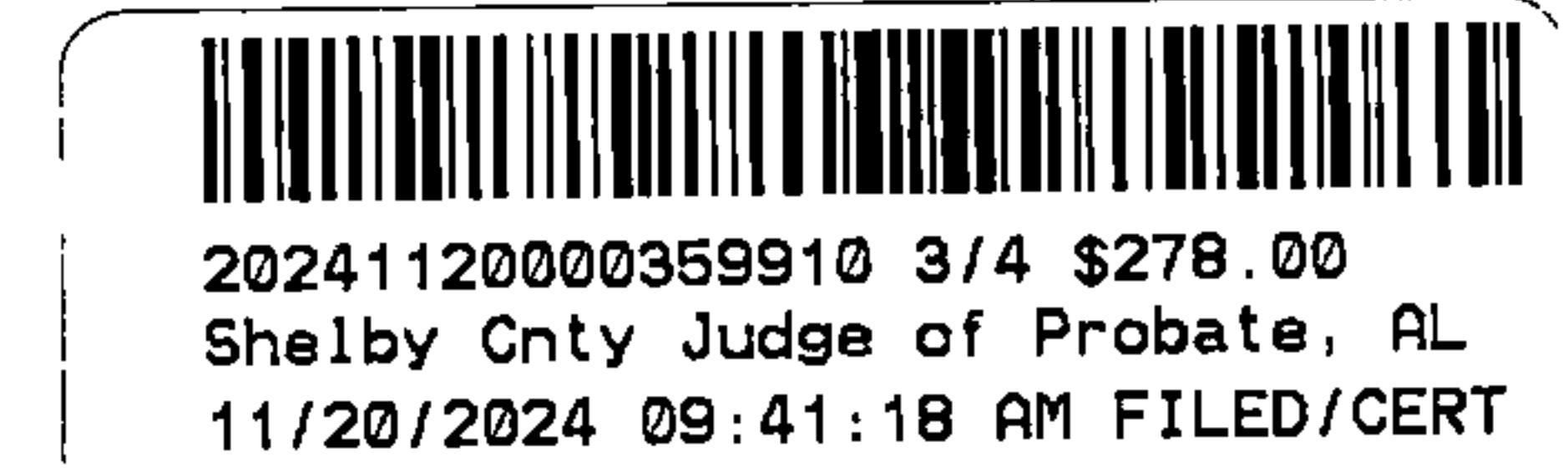
Thomas C. Hinds
THOMAS C. HINDS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Thomas C. Hinds, 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, he executed the same voluntarily on this 7 day of November, 2024.



Elizabeth H. Mason
Elizabeth H. Mason
NOTARY PUBLIC
My Commission Expires: 02/12/2025



Real Estate Sales Validation Form

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

Grantor's Name Thomas & Hathee Hinds
Mailing Address 51032 Hwy 17
Helena, AL 35080

Grantee's Name Hathee Hinds
Mailing Address 51032 Hwy 17
Helena, AL 35080

Property Address 51032 Hwy 17
Helena, AL 35080

Date of Sale 11/7/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 246,850

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 Tax Assessed

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 11/15/24

Print

Sign

Elizabeth H. Mason
Elizabeth H. Mason
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1