

STATE OF ALABAMA

SHELBY COUNTY



20241121000361230 1/4 \$497.50  
Shelby Cnty Judge of Probate, AL  
11/21/2024 10:08:25 AM FILED/CERT

**WARRANTY DEED  
WITH LIFE ESTATE**

THIS INDENTURE, made and entered into on this the 29 day of October, 2024, by and between **Vivian Joy Hearn**, an unmarried woman, does hereby grant, bargain, sell and convey unto **Carey Eugene Hearn**, herein referred to as "Grantee" (whether one or more).

Shelby County, AL 11/21/2024  
State of Alabama  
Deed Tax: \$466.50

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, the following described real property located in Shelby County, to-wit:

Lot 1 and the Westerly 15 feet of Lot 2, according to the map of Pelham Industrial Court as recorded in Map Book 8, Page 23, in the Probate Office of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama.

Subject to (1) current taxes; (2) Transmission Lime Permits to Alabama Power Company recorded in Deed Book 174, Pages 302 and 304 in said Probate Office; (3) Easements and rights of way of record; (4) any mortgages of record.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantor, **Vivian Joy Hearn**, it being the intention of the Grantor to reserve the full use and possession of said property during her lifetime.

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,

**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 29 day of October, 2024.

Vivian J. Hearn  
Vivian J. Hearn

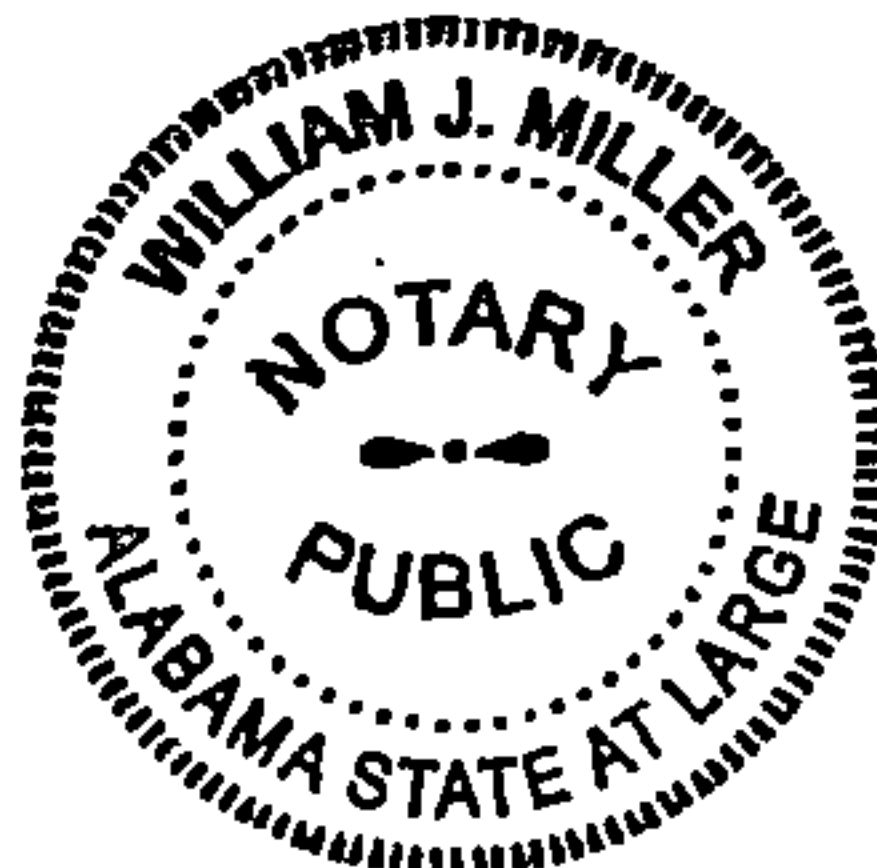
STATE OF ALABAMA

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Vivian J. Hearn**, 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 29<sup>th</sup> day of October, 2024.

[SEAL]



William J. Miller  
NOTARY PUBLIC

Grantee's Mailing Address

162 - Revolutionary Hwy  
Montevallo, AL 35115

MY COMMISSION EXPIRES  
JUNE 26, 2027

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



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# Real Estate Sales Validation Form

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

Grantor's Name Vivian Joy Hearn and Carey Eugene  
Mailing Address Hearn  
162 Revolutionary Way  
Montevallo, Alabama 35115

Grantee's Name Carey Eugene Hearn  
Mailing Address 162 Revolutionary Way  
Montevallo, Alabama 35115

Property Address 1100-Court Place  
Pelham AL 35124

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



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

or  
Assessor's Market Value \$ 466,230.00

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 11-21-24

Print VIVIAN HEARN

☐ Unattested

Sign Vivian Hearn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1