



20250113000011460 1/4 \$171.50  
Shelby Cnty Judge of Probate, AL  
01/13/2025 10:00:07 AM FILED/CERT

THIS DOCUMENT PREPARED BY:

McInerney Law Firm, LLC  
Jennifer M. McInerney, Esq.  
4553 Pine Tree Circle, Suite 240  
Vestavia, Alabama 35243  
(205) 837-4900

Send Tax Notice To:

John Milton Gwin  
3209 Rob Roy Lane  
Birmingham, Alabama 35242

**LIFE ESTATE DEED**  
**[Title Not Examined. No Opinion Expressed]**

STATE OF ALABAMA           )  
  )  
COUNTY OF JEFFERSON    )

KNOW ALL MEN BY THESE PRESENTS,

That **Milton Wiley Gwin and Denise Saulters Gwin**, a married couple, hereinafter referred to as Grantor, for and in consideration of Ten (\$10.00) dollars and other valuable consideration had and received and paid by **John Milton Gwin**, a married man and **Ashley Denise Gwin Williamson**, a married woman, in equal shares, hereto referred to as Grantees, the receipt of which is acknowledged, does hereby remise, release, quit claim and convey of its right, title, interest and claim in or to the unto said Grantees the Real Property situated in Shelby County, Alabama described to wit:

Lot 80, according to the Map and Survey of Final Plat of Wynlake, Phase 4B, recorded in Map Book 22, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public records, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Having a mailing and street address of **268 Wynlake Drive, Alabaster, Alabama 35007**.

Shelby County, AL 01/13/2025  
State of Alabama  
Deed Tax: \$138.50



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Said realty being and intended to be the same realty described in the Warranty Deed conveyed to Milton Wiley Gwin and Denise Saulters Gwin, a married couple, on June 19, 2017, recorded in Instrument number 20170623000224670.

**EXPRESSLY RESERVING A LIFE ESTATE** in the above-described property unto **Milton Wiley Gwin and Denise Saulters Gwin**, and their assigns. *Milton Wiley Gwin and Denise Saulters Gwin shall have full ownership, possession, and use of the property, as well as the rents, revenues, and profits generated by the property during the term of their natural lives.*

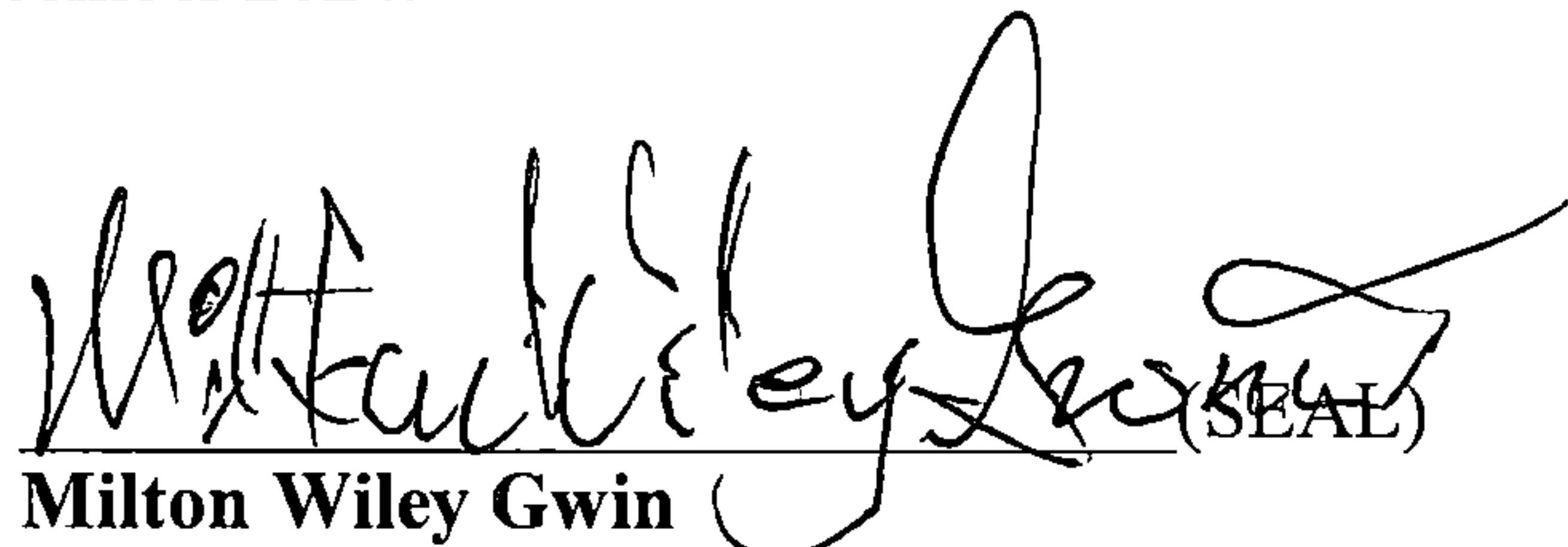
Upon the death of both Milton Wiley Gwin and Denise Saulters Gwin, the ownership, possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantees.

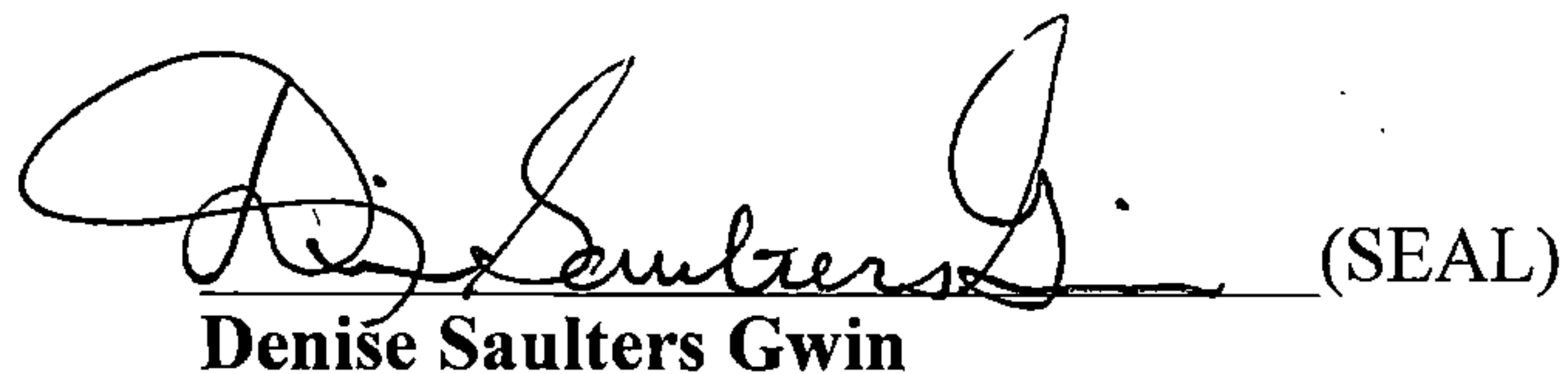
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

**AND THE SAID GRANTOR** will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons claiming by through or under Grantor.

**PLEASE NOTE:** The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

Witness my hand and seal this the 10th day of December 2024.

  
Milton Wiley Gwin (SEAL)

  
Denise Saulters Gwin (SEAL)

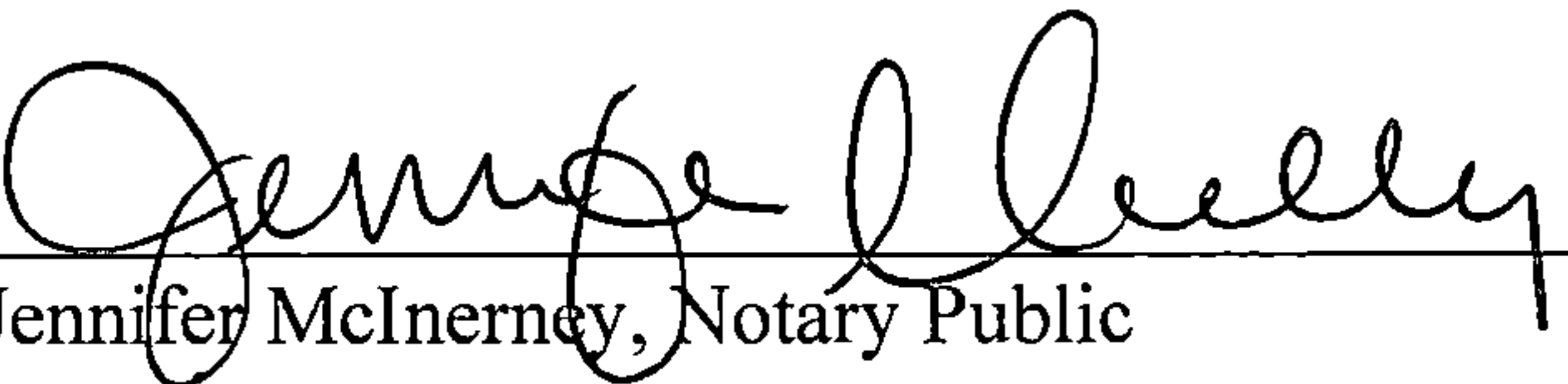
STATE OF ALABAMA                    )  
  )  
COUNTY OF JEFFERSON            )



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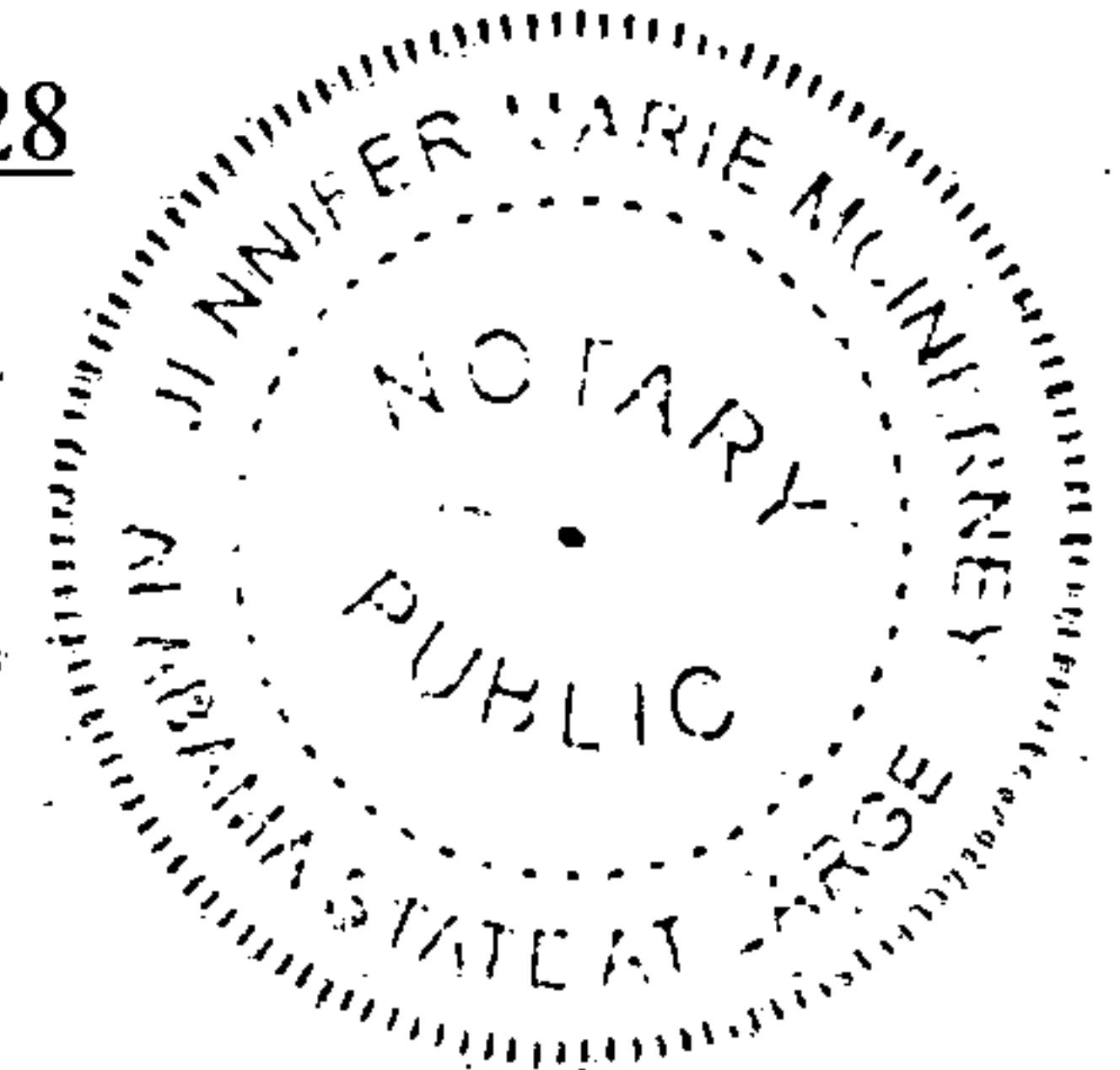
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Milton Wiley Gwin**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on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

Given under my hand and official seal this the 10th day of December 2024.

  
Jennifer McInerney, Notary Public

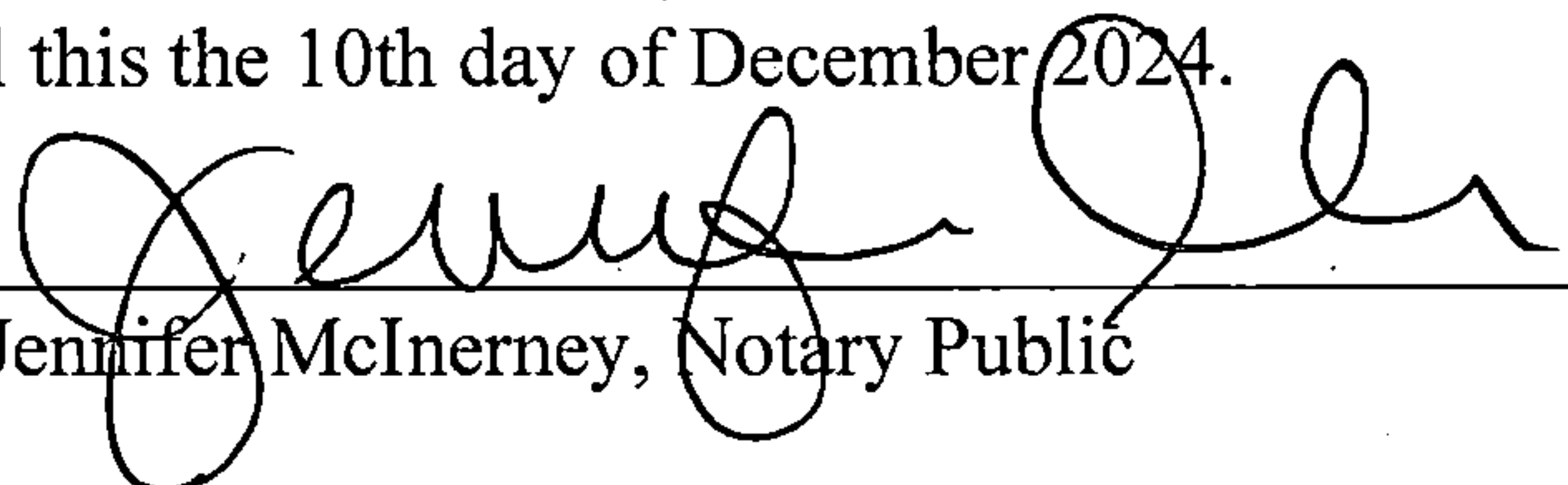
My commission expires: 2/7/2028

STATE OF ALABAMA                    )  
  )  
COUNTY OF JEFFERSON            )

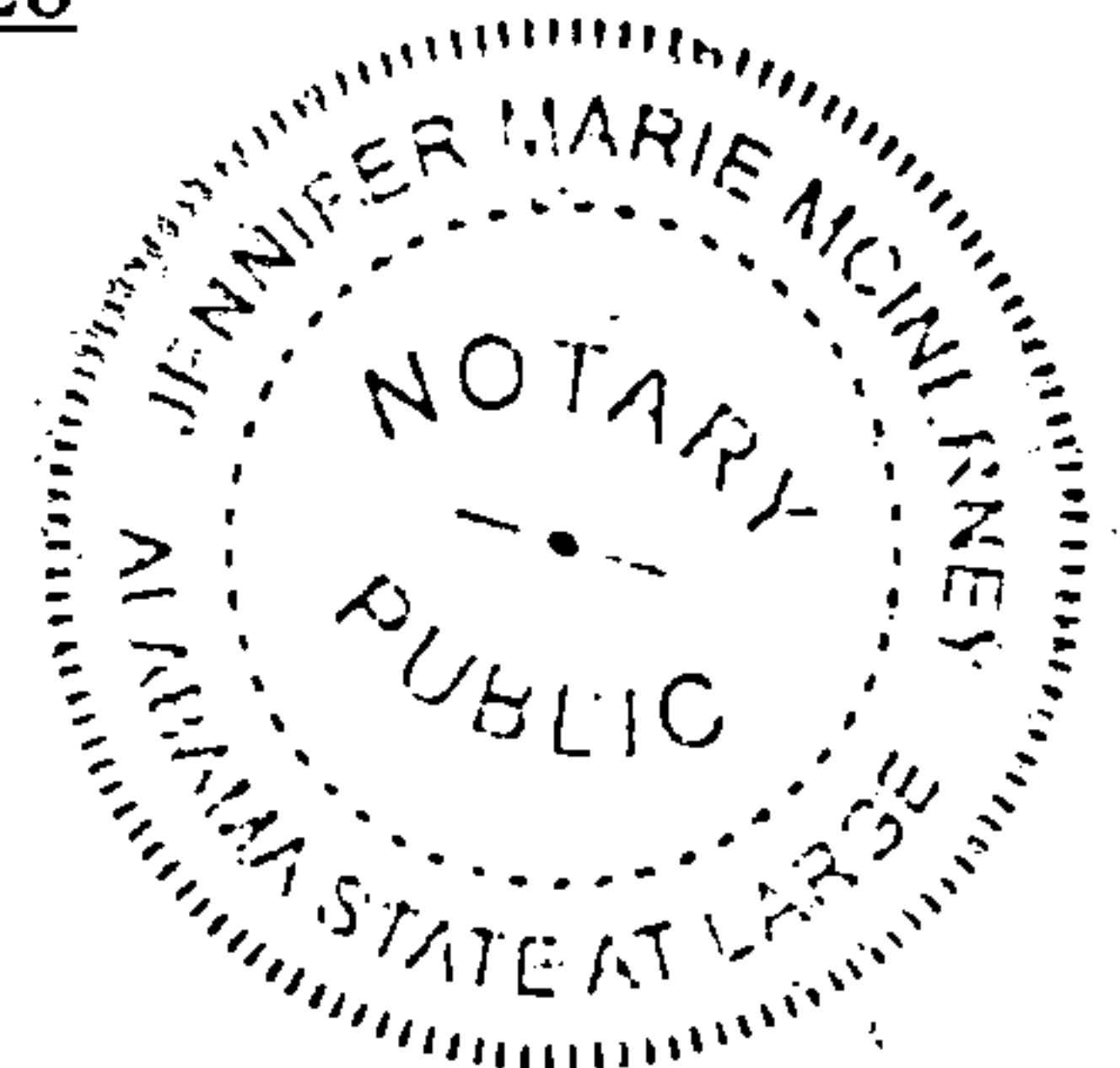


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Denise Saulters Gwin**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily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

Given under my hand and official seal this the 10th day of December 2024.

  
Jennifer McInerney, Notary Public

My commission expires: 2/7/2028





# Real Estate Sales Validation Form

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

Grantor's Name Milton & Denise Gwin  
Mailing Address 268 Wynlake Dr.  
Alabaster

Grantee's Name John Gwin & Ashley Williamson  
Mailing Address 3209 Rob Roy Lane  
Bham, AL 35242

Property Address 268 Wynlake DR  
Alabaster AL

Date of Sale 12-10-24  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 276,820

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 1/2 138,410

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

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 1-13-25

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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