

20250121000019820

01/21/2025 10:49:07 AM

DEEDS 1/4

This Instrument prepared by:
Lindsey Eastwood
EASTWOOD ESTATE & PROBATE LAW
2001 Park Place, Suite 510
Birmingham, Alabama 35203
Source of Title: Instrument Number: 20190218000050320

Mail Tax Notice to:
David and Cynthia Lober
4041 S Shades Crest Rd
Hoover, AL 35244

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.

WARRANTY DEED RESERVING LIFE ESTATE

**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 Grantees herein, the receipt of which is acknowledged **DAVID W. LOBER** and **CYNTHIA P. LOBER**, a married couple (herein referred to as Grantors), do grant, bargain, sell, and convey said property to **JENNIFER ALANE LOBER COLEE**, a married woman, **AIMEE ELIZABETH LOBER FARRAR**, a married woman, and **SAMUEL DAVID LOBER**, 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 6A, according to the Survey of Southpointe Resurvey as recorded in Map Book 13, page 4 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 4041 South Shades Crest Road, Hoover, Alabama 35244

Parcel Number: 13-3-06-0-001-003.009

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 **DAVID W. LOBER** and **CYNTHIA P. LOBER**, with the right to use and occupy the same and collect the rents or other income therefrom so long as they shall live.

DAVID W. LOBER's and CYNTHIA P. LOBER's interest herein is limited to a life estate for their exclusive use of the property for their lifetime.

**THIS PROPERTY DOES CONSTITUTE THE HOMESTEAD OF THE GRANTORS.
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTEES.**

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

[Signature(s) on the following page]

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of January, 2025.

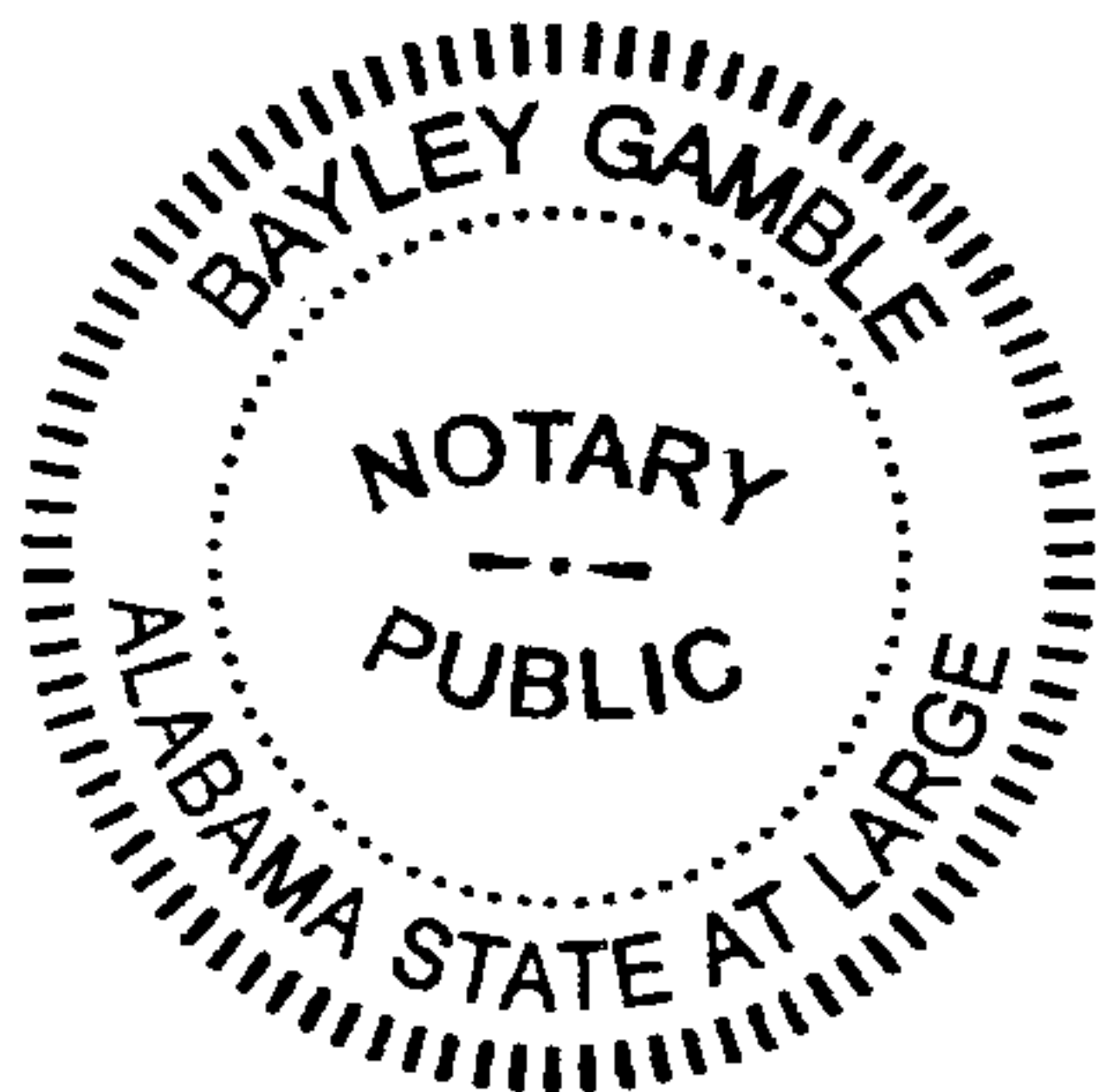
David W. Lober
DAVID W. LOBER

Cynthia P. Lober
CYNTHIA P. LOBER

STATE OF ALABAMA
JEFFERSON COUNTY

I, **BAYLEY GAMBLE**, a Notary Public in and for said County, in said State, hereby certify that **DAVID W. LOBER** and **CYNTHIA P. LOBER** whose names are signed to the foregoing conveyance, and who are 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 16th day of January, 2025.



Bayley Gamble
Notary Public

BAYLEY GAMBLE
Notary Public, Alabama State at Large
My Commission Expires 08/23/2028

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 David W. Lober & Cynthia P. Lober
 Mailing Address 4041 South Shades Crest Rd
Hoover, AL 35244

Grantee's Name Jennifer Alane Lober Colee, Aimee Elizabeth
 Mailing Address Lober Farrar, and Samuel David Lober
827 Mountain Branch Lane
Vestavia Hills, AL 35226

Property Address 4041 South Shades Crest Rd
Hoover, AL 35244

Date of Sale 1/16/25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 314,200.00

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 Shelby County Tax Assessor Website

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 1/16/25

Print Lindsey Eastwood

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk

Shelby County, AL
 01/21/2025 10:49:07 AM
 \$348.50 BRITTANI
 20250121000019820

Form RT-1

Aimee S. Bayl