

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, SURVEY OR ON-SITE INSPECTION

This Instrument Was Prepared By:
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PLEASE SEND TAX NOTICE TO:
William Andrew Lemons, Jr.
148 Southledge
Birmingham, AL 35242

Source of Title: Instrument # 2001-52146

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Warranty Deed
with Reserved Life Estate

KNOW ALL BY THESE PRESENTS, that for and in consideration of other good and valuable consideration and the further sum of Ten and No/100 (\$10.00) Dollars and to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, William Andrew Lemons, Jr., otherwise known as William A. Lemons, Jr., and Andy Lemons, a single man (herein referred to as the "Grantor"), does by these presents, grants, bargains, sells and conveys unto himself, William Andrew Lemons, Jr., a life estate; and fee simple interest unto William Andrew Lemons, Jr., as the current Trustee of William Andrew Lemons, Jr., Family Trust (herein collectively referred to as "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1835, according to the Map of Highland Lakes, 18th Sector, an Eddleman Community, as recorded in Map Book 26, Page 130, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, recorded as Instrument #2000-15021 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to restrictive covenants as well as all other encumbrances, easements, rights-of-way, and covenants filed of record, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: It is expressly provided, however, that Grantor hereby reserves unto himself, and Grantees by recordation hereof expressly agree that Grantor shall have the full possession, benefit, use and enjoyment of the described property, as well as of the rents, issues, and profits therefrom, if any, for and during the lifetime of the Grantor, for so long as said Grantor desires to maintain the subject premises as his principal residence or second home, including but not limited to the power to consume the described property. However, further provided, that if the subject premises are subject to any existing mortgage or other encumbrance for which the Grantor is, liable as guarantor or otherwise, said Grantor by this conveyance acknowledges that he retains ultimate responsibility and liability for said mortgage or encumbrance; and, by these presents does expressly guarantee collection and payment of any note associated with said existing mortgage or encumbrance, if any, against the subject premises.

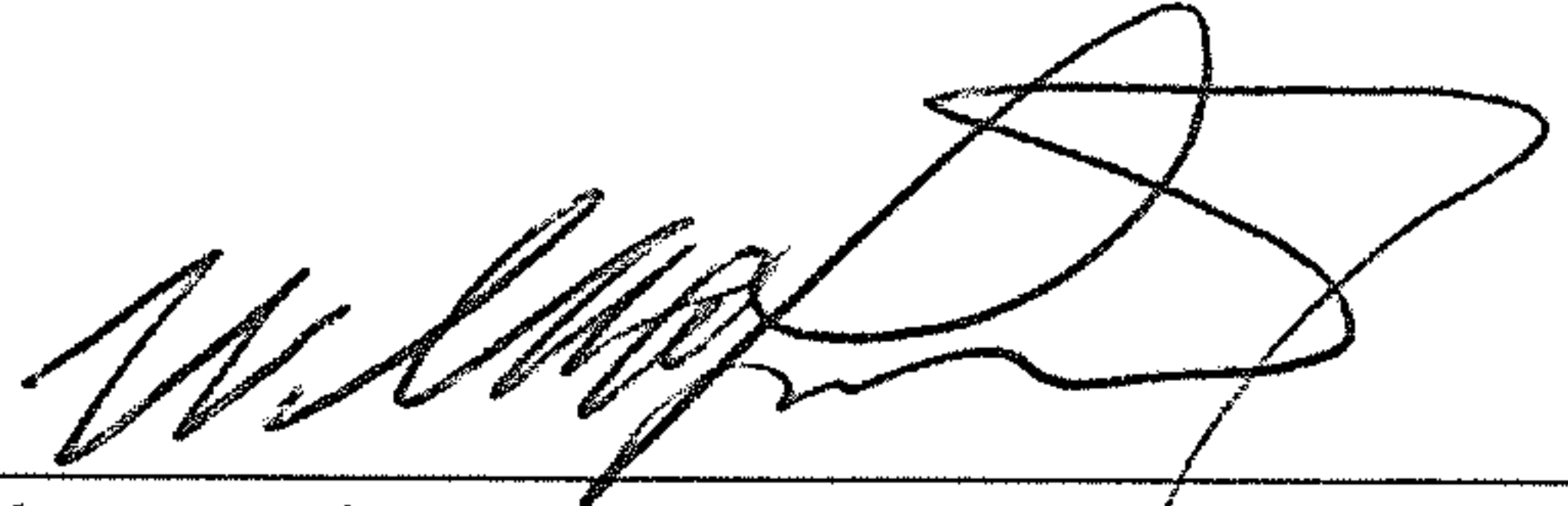
Together with all and singular the tenements, hereditaments, rights, privileges, ways and appurtenances thereunto belonging or in anywise appertaining.

The above description has been provided to the draftsman by the Grantor. The draftsman makes no warranty that the description referenced in this document is correct and complete, or that the Grantor is the owner of the premises. Since no survey nor title examination has been performed, the draftsman cannot make any representations in any manner that the premises are in compliance with any subdivision restrictions, state, county or city regulations if applicable. Also, please note that the draftsman makes no warranties or representations concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on or across the property.

TO HAVE AND TO HOLD unto the said Grantee, William Andrew Lemons, Jr., a life estate, and fee simple interest unto William Andrew Lemons, Jr., as the current Trustee of William Andrew Lemons, Jr., Family Trust.

AND I do for myself and for my heirs and personal representatives, covenant with the said Grantees, and said Trust's successor and its assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I will, and my heirs and personal representatives shall, warrant and defend the same to the said Grantees, and said trust's successor and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal, this the 12th day of March, 2025.



William Andrew Lemons, Jr.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State at large, hereby certify that William Andrew Lemons, Jr., a single man, 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 the day the same bears date.

Given under my hand this the 12th day of March, 2025.





NOTARY PUBLIC

My commission expires: 10-12-25

Identification provided: AL Driver License



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2025 12:54:25 PM
\$765.00 PAYGE
20250314000077520

Allie S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name William Andrew Lemons, Jr.
Mailing Address 148 Southledge
Birmingham, AL 35242

Grantee's Name William Andrew Lemons, Jr., Family Trust
Mailing Address 148 Southledge
Birmingham, AL 35242

Property Address 148 Southledge
Birmingham, AL 35242

Date of Sale 03-12-2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 732,000.00

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 03-12-2025

Print William Andrew Lemons, Jr.

Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one