



20250502000131520 1/2 \$333.00
Shelby Cnty Judge of Probate, AL
05/02/2025 11:43:34 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

William G. Nolan,
Attorney at Law
The Alabama Elder Care Law Firm, LLC
200 Office Park Drive, Ste 310
Mtn. Brook, AL 35223
205-390-0101

AFTER RECORDING, MAIL TO:

Richard A. Kameron
293 Union Drive
Montevallo, AL 35115

Source of Title: 20240405000095620

Assessor's Parcel Number: 23 7 35 1 004 001.000

QUITCLAIM DEED with Reservation of Life Estate

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

RICHARD A. KAMERER, An unmarried man, the GRANTOR;

Whose mailing address is 293 Union Drive, Montevallo, AL 35115

do hereby grant, bargain, and convey unto **PHILIP MICHAEL KAMERER**, 625 Co Rd 109, Montevallo, AL 35115, the GRANTEE

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

Lot 119, Colonial Oaks Phase III, Sector 1, according to the map or plat thereof, recorded in Plat Book 57, page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 293 Union Drive, Montevallo, AL 35115
TAX APPRAISED VALUE: \$307,900.00
DATE OF SALE: APRIL 30, 2025

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said grantor

 is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantee is subject to the following powers retained by the Grantor:

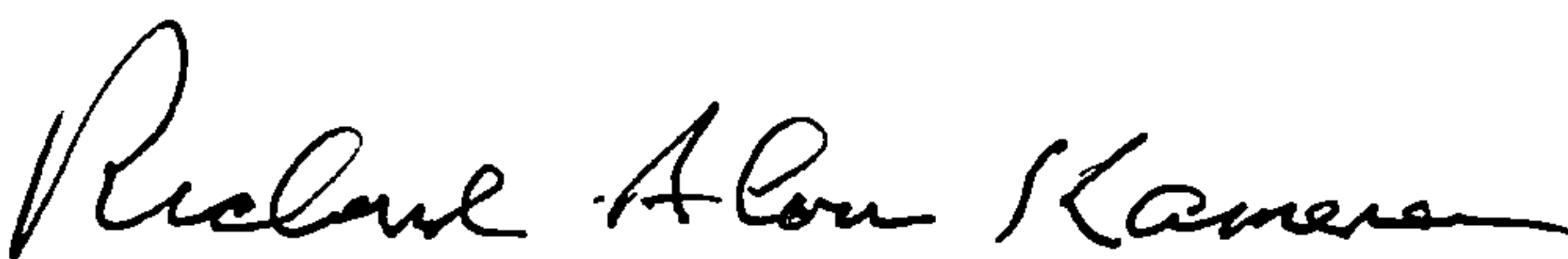
Shelby County, AL 05/02/2025
State of Alabama
Deed Tax: \$308.00

1. The Grantor shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of his share of the property during the life of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 30 day of April, 2025.


RICHARD A. KAMERER

STATE OF ALABAMA)
JEFFERSON COUNTY)



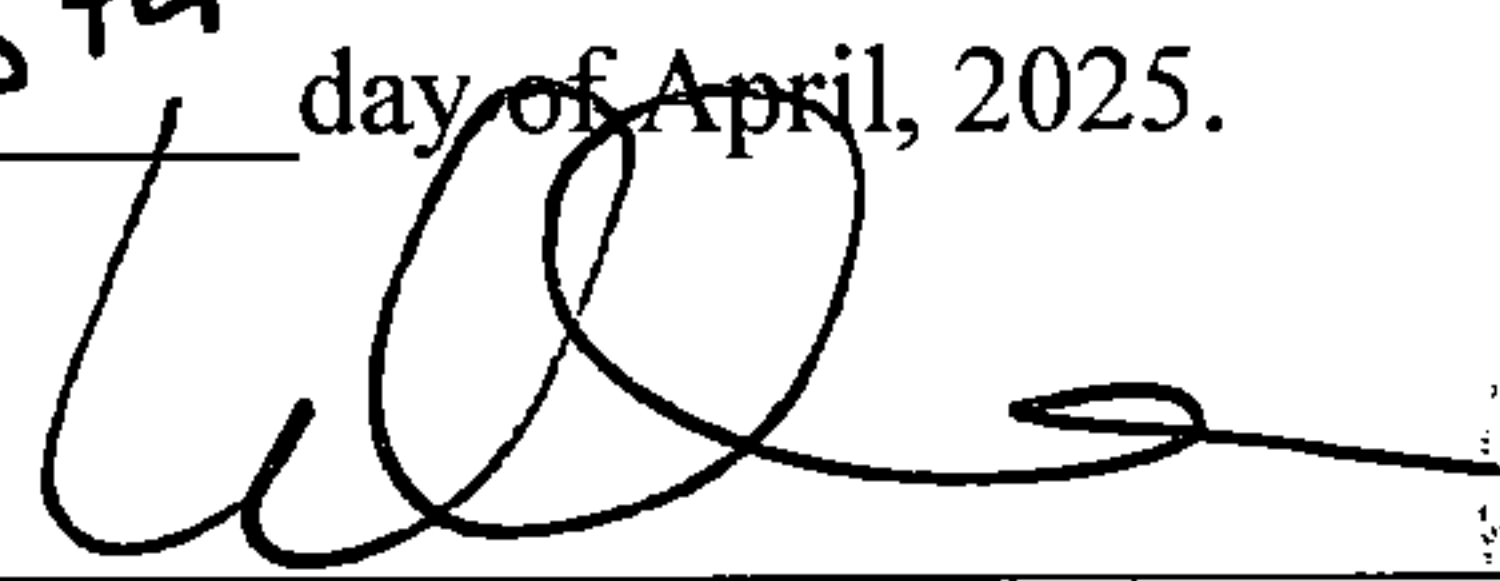
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ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD A. KAMERER who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2025.

William Grady Nolan
Notary Public, State of Alabama
commission expires 1/15/2029


Notary Public

