

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Curt and Carole Schumacher
3112 Hidden Forest Cove
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY) WARRANTY DEED WITH LIFE ESTATE FOR
CURT AND CAROLE SCHUMACHER

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Curt Schumacher and Carole Schumacher**, a married couple, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Karen C. Novack**, hereinafter called "Grantee" for and during her life , the following described real estate, situated in **Shelby County**, to wit:

LOT 54, according to the Survey of Hidden Forest as recorded in Map Book 35, Page 117, n the Probate Office of Shelby County, Alabama (3112 Hidden Forest Cove, Montevallo, AL 35115)

- **The Grantors expressly reserve a life estate interest in the subject property. It is the intent of the Grantors to convey all of their real estate in Shelby County, Alabama to their daughter (the grantee) subject to this life estate interest.**
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.
- This instrument was prepared without benefit of title search.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 21st day of April, 2025.

Curt Schumacher
Curt Schumacher
Carole Schumacher
Carole Schumacher

STATE OF ALABAMA)
COUNTY OF SHELBY) ACKNOWLEDGMENT

I, Regina R Latham, a Notary Public for the State at Large, hereby certify that **Curt Schumacher and Carole Schumacher**, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of April, 2025

Regina R Latham
NOTARY PUBLIC
My Commission Expires: 5/17/2027

REGINA R LATHAM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 17, 2027



20250606000174190 2/2 \$250.00
Shelby Cnty Judge of Probate, AL
06/06/2025 11:43:58 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Curt / Carole Schumacher Grantee's Name Karen C. Novack
Mailing Address 3112 Hidden Forest Cove Mailing Address 3112 Hidden Forest
Montevallo AL 35115 Montevallo AL 35115

Property Address 3112 Hidden Forest Cove Date of Sale 4/21/2025
Montevallo AL 35115 Total Purchase Price \$ 10.00
or
Actual Value \$
or
Assessor's Market Value \$ 2236.00

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 6/6/25

Unattested

(verified by)

Print Chris Smith

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form R7