

STATE OF ALABAMA

SHELBY COUNTY

20250612000181520 1/3 \$434.00
Shelby Cnty Judge of Probate, AL
06/12/2025 03:33:48 PM FILED/CERT

WARRANTY DEED
WITH LIFE ESTATE

THIS INDENTURE, made and entered into on this the 12 day of December, 2024, by and between **Donald Charles Overton Jr. and Susan Overton**, a married couple, herein referred to as “Grantor” (whether one or more), does hereby grant, bargain, sell and convey unto **Charles Tyler Overton and Andrew Brooks Overton**, herein referred to as “Grantee” (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property located in Shelby County, to-wit:

Lot 40, according to the recorded map of Dogwood Forest, Seconds Phase, as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama.
Subject to: (1) Taxes for the year 2025 and thereafter. (2) Pipeline permit to Southern Natural Gas Corp. as recorded in Deed Book 90, Page 327, in Probate Office. (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, in Probate Office. (4) 10-foot utility easement over the North side of said lot as shown on recorded map of said subdivision. (5) 75- foot building set back lines from Chestnut Lane as shown on recorded map of said subdivision. (6) Permit to Alabama Power Company as recorded in Real Record 273, Page 172, in the Probate Office of Shelby County, Alabama.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantor, Donald Charles Overton Jr. and Susan Overton, it being the intention of the Grantor to reserve the full use and possession of said property during their lifetimes.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

Shelby County, AL 06/12/2025
State of Alabama
Deed Tax: \$404.00



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TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 17 day of December, 2024.

Donald Charles Overton Jr.
Donald Charles Overton Jr.

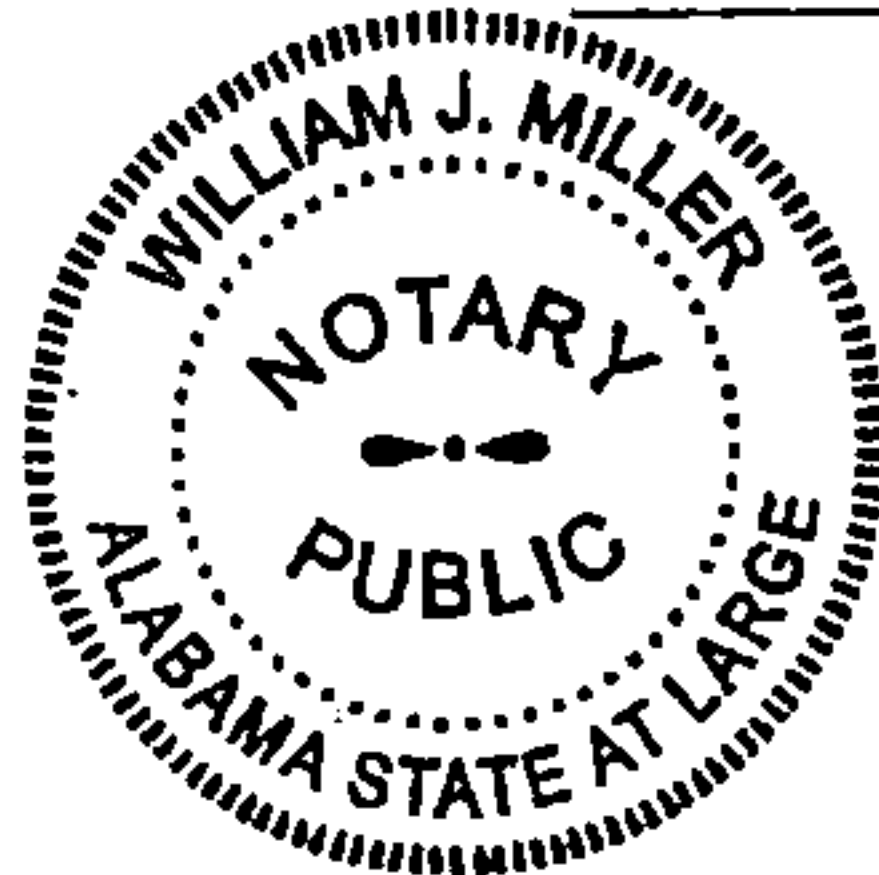
Susan Overton
Susan Overton

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Donald Charles Overton Jr. and Susan Overton**, 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of December, 2024.

[SEAL]



MY COMMISSION EXPIRES
JUNE 26, 2027

William J. Miller
NOTARY PUBLIC

Grantee's Mailing Address

309 Chestnut Lane
Alabaster, AL 35007

DOCUMENT PREPARED BY:
MILLER ESTATE AND ELDER LAW
818 Leighton Avenue
Anniston, AL 36207
(256) 241-6794



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Real Estate Sales Validation Form

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

Grantor's Name Donald Charles Overton Jr. and Susan
Mailing Address Overton
309 Chestnut Lane
Alabaster, Alabama 35007

Grantee's Name Charles Tyler Overton and Andrew Brooks
Mailing Address Overton
309 Chestnut Lane
Alabaster, Alabama 35007

Property Address 309 Chestnut Lane
Alabaster
AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or

Assessor's Market Value \$ 403,920

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 6/12/2025

Print Susan Overton

Unattested

Sign

Susan Overton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1