

20250818000252590 1/4 \$517.50
Shelby Cnty Judge of Probate, AL
08/18/2025 11:49:46 AM FILED/CERT

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

THIS DOCUMENT PREPARED BY:)
John (Jack) T. Carney, Jr., Esq.)
3500 Colonnade Parkway, Suite 100)
Birmingham, Alabama 35243)
(205) 802-0696)
)
)
)
STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice To:
James O. Ackerman
129 Glengerry Drive
Pelham, Alabama 35124

WARRANTY DEED
with Life Estate Reserved

KNOW ALL MEN BY THESE PRESENTS that **James O. Ackerman, an unmarried man**, hereinafter referred to as Grantor, for and in consideration of Ten (\$10.00) dollars and other valuable consideration had and received and paid by **Allison Ackerman**, hereto referred to as Grantee, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto said Grantee all right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 1024, according to the final plat of Glengerry at Ballantrae Phase 2, as recorded in Map Book 38, Page 118, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.

Said realty being and intended to be the same realty described in the Quitclaim Deed conveyed to James O. Ackerman, on November 11, 2016, recorded on November 29, 2016, as Instrument 20161129000435630 in the Probate Office of Shelby County, Alabama.

Grantor James O. Ackerman is one and the same person as James O. Ackerman, the Grantee in the aforementioned deed recorded as Instrument 20161129000435630 in the Probate Office of Shelby County, Alabama.

This property is the homestead of the Grantor, and Grantor is unmarried.

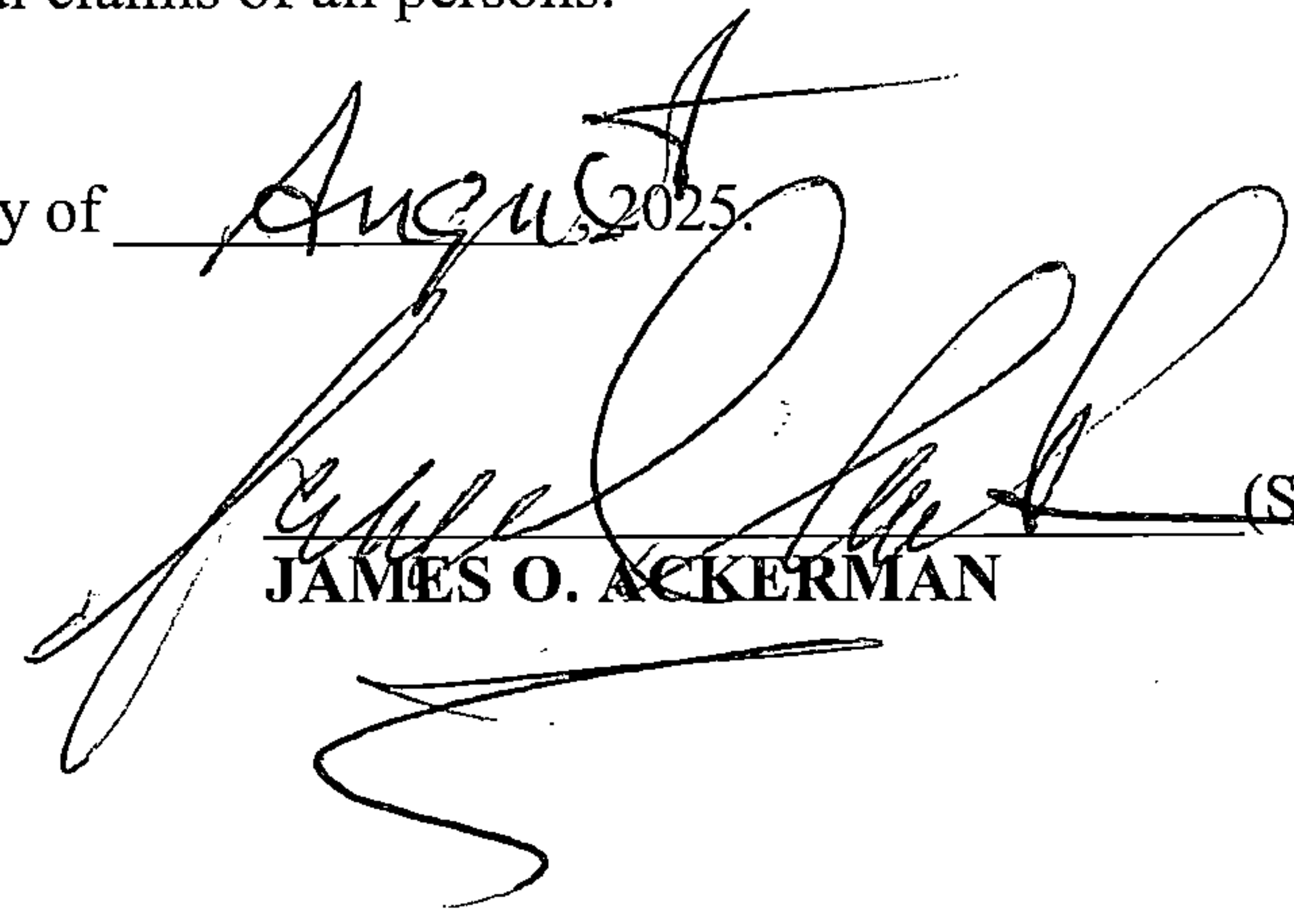
Shelby County, AL 08/18/2025
State of Alabama
Deed Tax: \$486.50

EXPRESSLY RESERVING A LIFE ESTATE in the above-described property unto **James O. Ackerman, an unmarried man.** James O. Ackerman shall have full possession, benefit and use of the property, as well as the rents, revenues, and profits generated by the property during the term of his natural life.

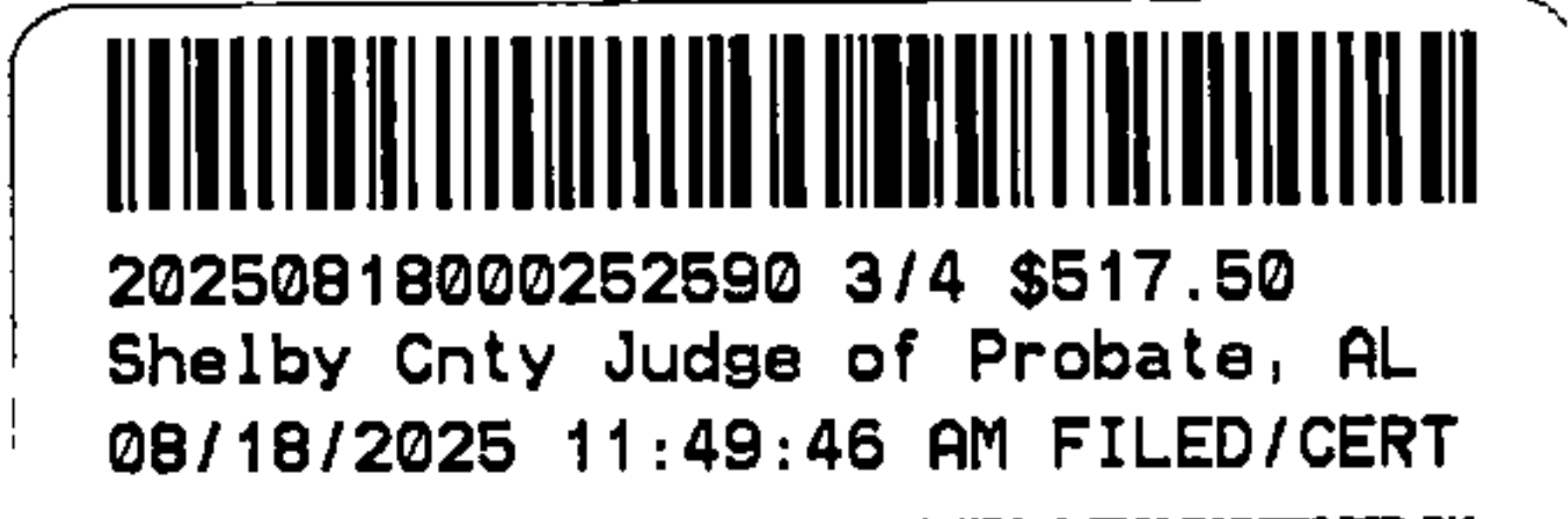
Upon the death of James O. Ackerman, the full possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantee.

To have and to hold unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and the Grantor's heirs, executors and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

Witness my hand and seal this the 6 day of August, 2025.



JAMES O. ACKERMAN (SEAL)



STATE OF ALABAMA)

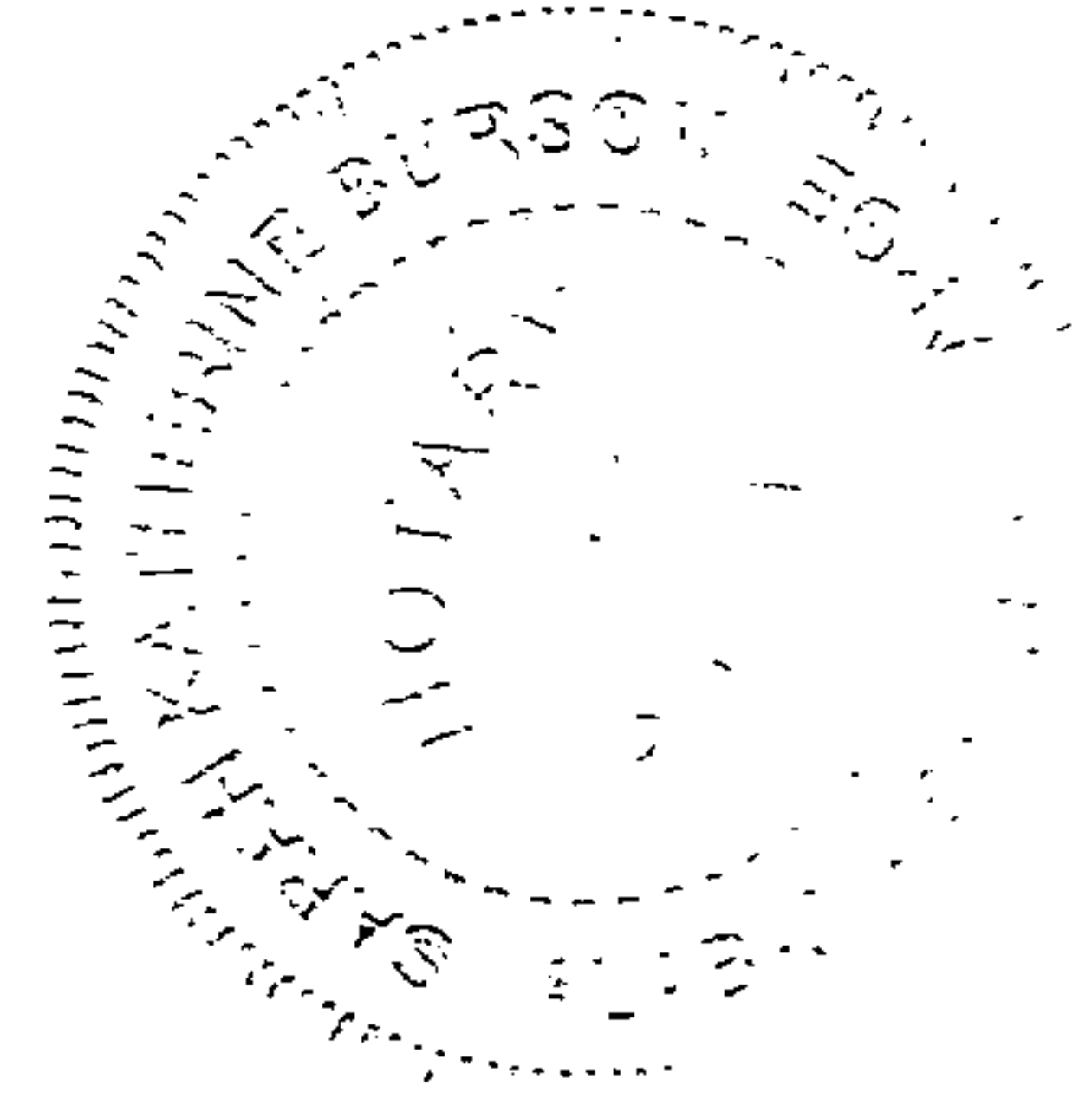
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James O. Ackerman, an unmarried man**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2025.

Dawn Katherine Burson
Signature of Person Taking Acknowledgment

My commission expires: 11/10/2025



Real Estate Sales Validation Form

20250818000252590 4/4 \$517.50
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name James O. Ackerman
Mailing Address 129 Glengerry Drive
Pelham, AL 35124

Grantee's Name Allison Ackerman
Mailing Address 129 Glengerry Drive
Pelham, AL 35124

Property Address 129 Glengerry Drive
Pelham, AL 35124

Date of Sale 8/6/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 486,400.00

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 8/14/2025

Print Jack T. Amney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1