

20250826000261530 1/3 \$360.50
Shelby Cnty Judge of Probate, AL
08/26/2025 10:57:42 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED
WITH LIFE ESTATE**

THIS INDENTURE, made and entered into on this the 1st day of August, 2025, by and between **Ronald D. Felton and Melissa J. Felton**, a married couple, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Kaila Felton Todd and Taylor Felton Taylor**, herein referred to as "Grantee" (whether one or more).

Shelby County, AL 08/26/2025
State of Alabama
Deed Tax: \$330.50

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, the following described real property located in Shelby County, to-wit:

Lot 6, Block 15 according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, 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, **Ronald D. Felton and Melissa J. Felton**, 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.

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



20250826000261530 2/3 \$360.50
Shelby Cnty Judge of Probate, AL
08/26/2025 10:57:42 AM FILED/CERT

his/her heirs and assigns, in fee simple.

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 1st day of August, 2025.

Ronald D. Felton
Ronald D. Felton

Melissa J. Felton
Melissa J. Felton

STATE OF ALABAMA
COUNTY OF CALHOUN

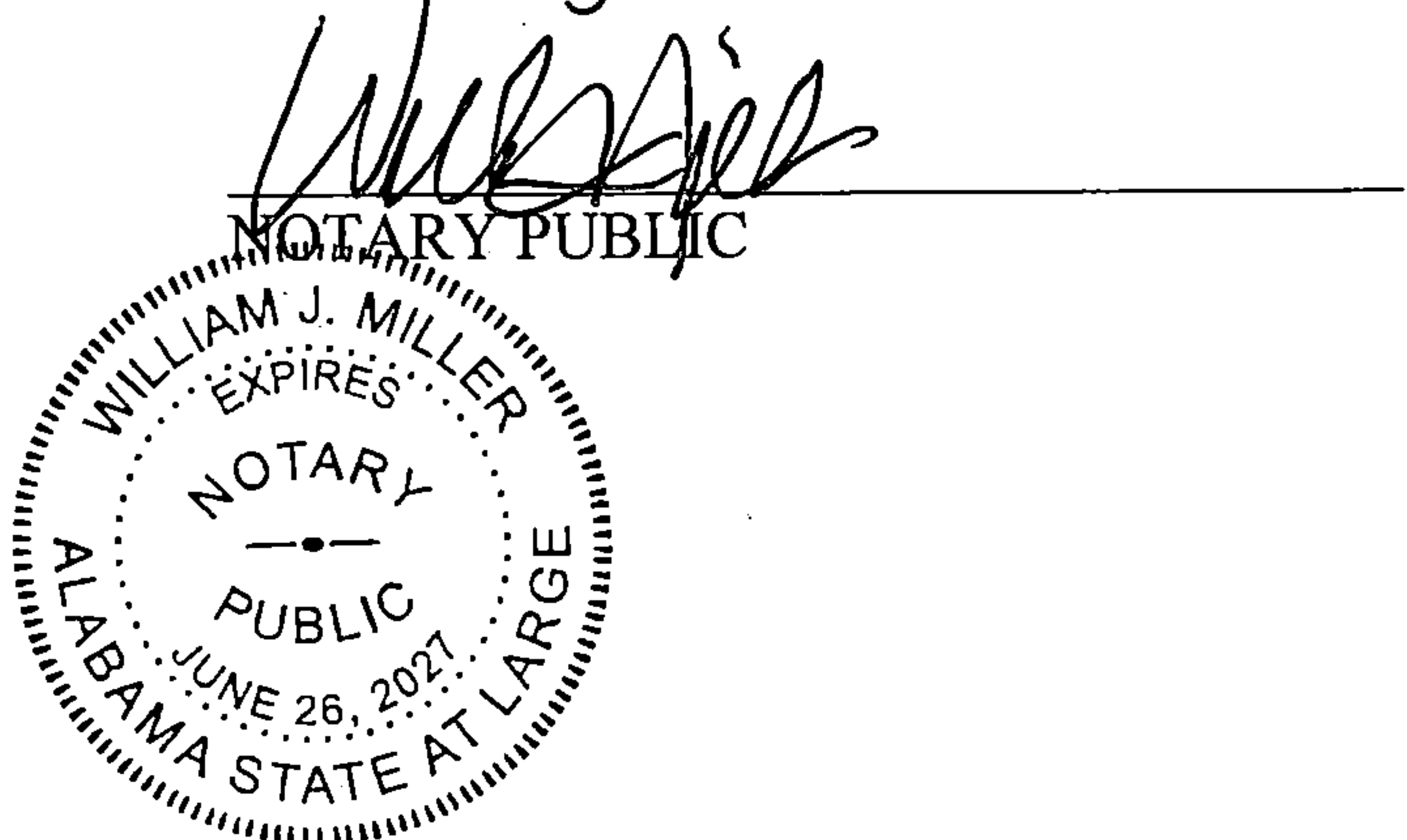
I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Ronald D. Felton and Melissa J. Felton**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of August, 2025.

[SEAL]

Grantee's Mailing Address

4809 Keith Dr
Birmingham, AL 35242



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

Real Estate Sales Validation Form

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

Grantor's Name Ronald D. Felton and Melissa J. Felton
Mailing Address _____
4809 Keith Drive
Birmingham, Alabama 35242

Grantee's Name KAILA FELTON Todd + Taylor Felton Taylor
Mailing Address _____
4809 Keith Drive
Birmingham, Alabama 35242

Property Address 4809 Keith Drive
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 330,200

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 8-26-2025

Print Melissa Jill Felton

☐ Unattested

Sign

Melissa Jill Felton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20250826000261530 3/3 \$360.50
Shelby Cnty Judge of Probate, AL
08/26/2025 10:57:42 AM FILED/CERT