

STATE OF ALABAMA

SHELBY COUNTY



20251003000306370 1/3 \$94.50
Shelby Cnty Judge of Probate, AL
10/03/2025 01:05:04 PM FILED/CERT

**WARRANTY DEED
WITH LIFE ESTATE**

THIS INDENTURE, made and entered into on this the 2nd day of September, 2025, by and between **Connie L. Hardin**, an unmarried woman, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Melissa Leigh Zeigler and Rachael Layne Nicosia**, 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:

A parcel of land situated in NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama being more particularly described as follows:

Commence at the NW corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama; thence S 86 Deg. 2 Min. 0 Sec. East a distance of 281.89'; thence South 15 Deg. 14 Min. 56 Sec. West a distance of 41.90' to the point of beginning; thence continue along the last described course a distance of 140.00'; thence South 44 Deg. 51 Min. 59 Sec. East a distance of 160.00'; thence North 45 Deg. 1 Min. 56 Sec. East a distance of 120.00'; thence North 44 Deg. 51 Min. 59 Sec. West a distance of 230.00' to the point of beginning. Said parcel of land contains .58 acres, more or less.

Less and Except: Title to sub-surface rights and minerals underlying captioned lands with mining rights and privileges belonging thereto, as reserved in Deed Book 145, Page 165 and in the Real Record 072, Page 171, in the Probate office, or otherwise existing.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantor, **Connie L. Hardin**, 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.

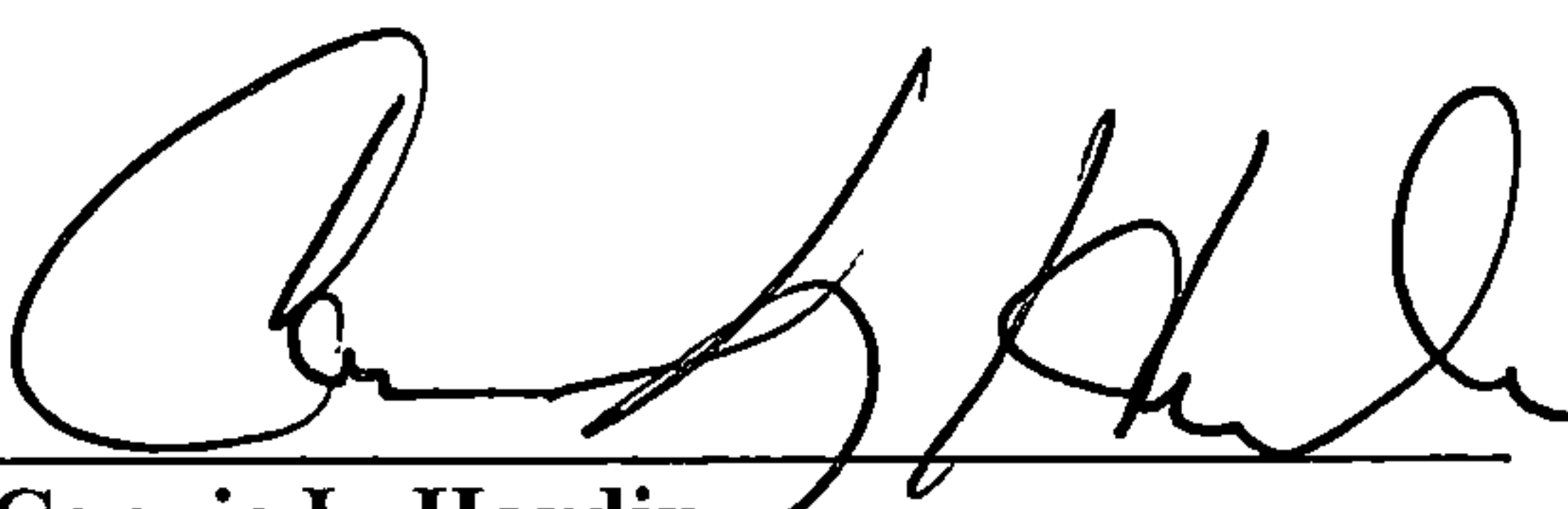


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TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee. for and during their joint lives as joint tenants and upon the death of either 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 2 day of September, 2025



Connie L. Hardin

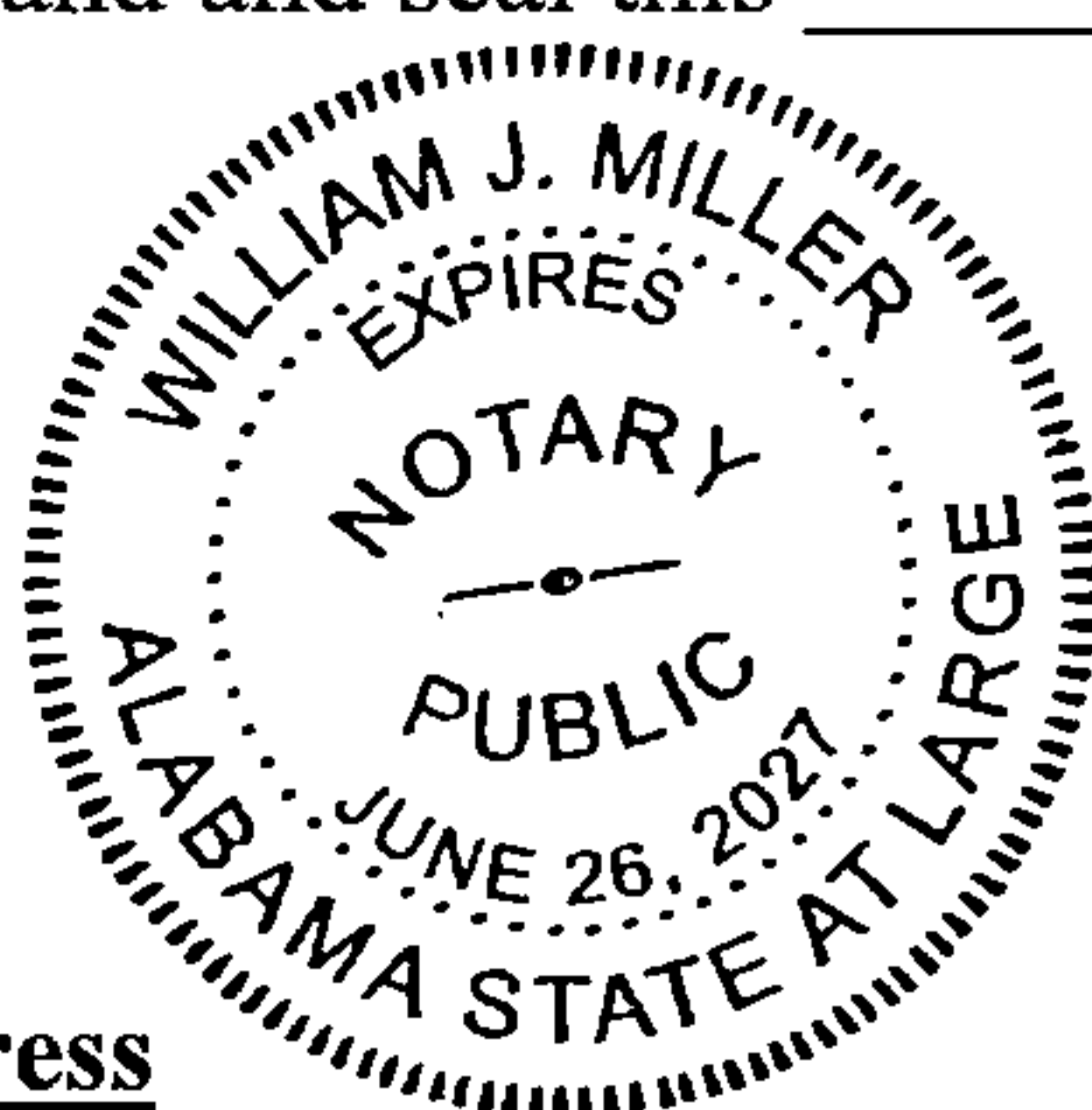
STATE OF ALABAMA

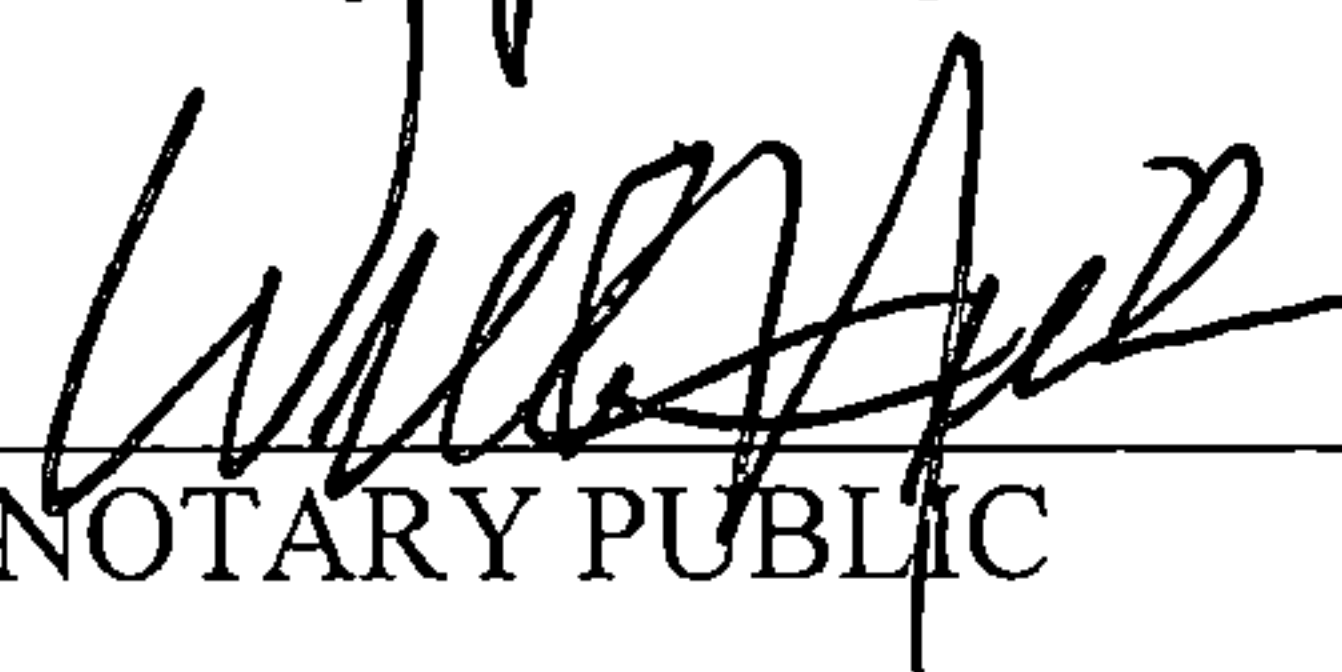
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Connie L. Hardin**, 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 2nd day of September, 2025.

[SEAL]





NOTARY PUBLIC

Grantee's Mailing Address

12244 Highway 47
Shelby AL 35143

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 Connie L. Hardin
Mailing Address _____
12244 Hwy 47
Shelby, Alabama 35143

Grantee's Name Melissa Leigh Zeigler and Rachael Layne
Mailing Address Nicosia
12244 Hwy 47
Shelby, Alabama 35143

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 66,040

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 10/3/25

Print Connie L Hardin

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1