

20251118000353720 1/3 \$210.00
Shelby Cnty Judge of Probate, AL
11/18/2025 01:24:43 PM FILED/CERT

LIFE ESTATE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That **BLAKE W. HANKINS**, an unmarried man, whose address is 207 Rolling Mill Street, Helena, AL 35080 (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by **MARK R. HANKINS**, whose address is P.O. Box 128, Gulf Breeze, FL 32562 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, his heirs and assigns, the real property described as follows, subject however to a reservation of a life estate as hereinafter set forth:

LOT 1, according to the Survey of Mullins Second East Side Addition to Helena, as recorded in Map Book 4, Page 26, in the appropriate Office of Shelby County, Alabama. This being the same property conveyed to Blake Hankins, dated August 3, 1994, and recorded on July 25, 1995, in Instrument No. 1995-19569, in the Shelby County Recorder's Office.

Parcel No. 13 5 15 3 002 006.001

Commonly known as: 207 Rolling Mill Street, Helena, Alabama 35080-3202.

Grantor hereby expressly reserves unto himself, **BLAKE W. HANKINS**, a life estate in and to the above-described property, with the full right to use, possess, occupy, and enjoy the same during his natural lifetime. Upon the death of the said Grantor, the remainder interest shall immediately vest in fee simple absolute in the said **MARK R. HANKINS**, his heirs and assigns.

This conveyance is made subject to that certain Mortgage dated August 31, 2023, recorded September 15, 2023, as Instrument Number 20230915000278100, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described real estate, together with all appurtenances thereunto belonging, unto the said **MARK R. HANKINS**, his heirs and assigns forever, subject, however, to the reservation of life estate herein retained by the Grantor, and subject to the mortgage referenced above.

And the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of said premises; that the property is free from all encumbrances except as otherwise set forth herein; that Grantor has a good right to convey the same subject to said life estate; and that Grantor will warrant and defend the title to the same unto the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 25 day of Sept., 2025.

GRANTOR:

Blake W. Hankins
BLAKE W. HANKINS

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Shelby

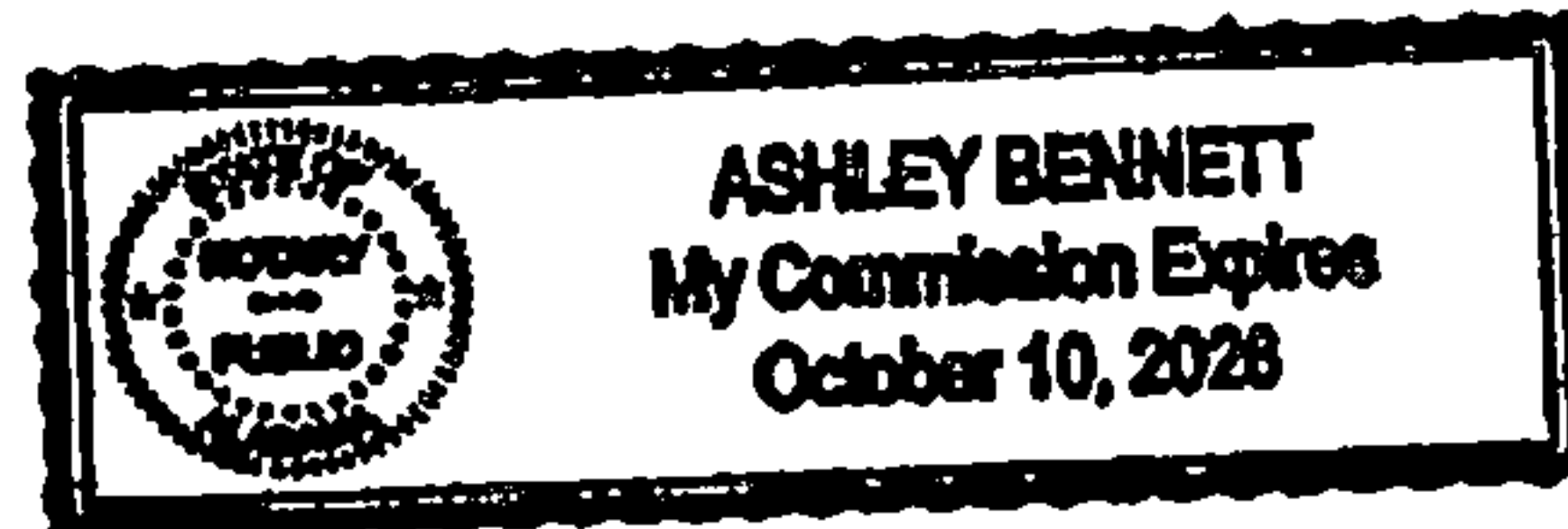
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **BLAKE W. HANKINS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 25 day of September, 2025.

Ashley Bennett
Notary Public

Printed Name: Ashley Bennett

My Commission Expires: October 10, 2026



Prepared By: Jeremey C. Hankins, 850 Corporate Parkway, Suite 110, Birmingham, AL 35242

20251118000353720 11/18/2025

20251118000353720 3/3 \$210.00
 Shelby Cnty Judge of Probate, AL
 11/18/2025 01:24:43 PM 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 Blake W. Hankins
 Mailing Address 207 Rolling Mill St.
Helena, AL 35080

Grantee's Name Mark R. Hankins
 Mailing Address PO Box 128
Gulf Breeze, FL
32562

Property Address 207 Rolling Mill St.
Helena, AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 181,690.00

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 Property Tax Commissioner
Shelby County, AL

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 11/18/25Print Mark R. Hankins

Unattested

Sign

Mark R. Hankins

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/18/2025 01:24:43 PM
 \$210.00 PAYGE
 20251118000353720

Shelby County, AL 11/18/2025
 State of Alabama
 Deed Tax: \$182.00



Alicia S. Bayl