

20251201000364860 1/4 \$47.00
Shelby Cnty Judge of Probate, AL
12/01/2025 09:20:49 AM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Barbara A. Moore
19949 HWY 25
Columbiana, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

}

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Barbara A. Moore, an unmarried woman, the surviving grantee in those certain joint survivorship deeds recorded in Deed Book 182, Page 876 and Deed Book 182, Page 878 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Charles H. Moore, having died on or about June 11, 2024** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to himself/herself during the full term of his/her natural life the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEE, **Kristie L. Nolen** (hereinafter referred to as GRANTEE whether one or more), the full fee simple title to the real estate, subject only to a life estate reserved herein by GRANTOR, legally described as:

SEE ATTACHED EXHIBIT "A".

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and 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.



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THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 19th day of September, 2024.

X Barbara A. Moore
Barbara A. Moore

STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Barbara A. Moore**, 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, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of September, 2024.

Christopher Owens

Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS

Notary Public, Alabama State at Large
My Commission Expires July 13, 2025



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EXHIBIT "A"
Property Description

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence N81°05'25"E a distance of 212.88'; thence N81°00'57"E a distance of 353.32' to the POINT OF BEGINNING; thence N81°08'20"E a distance of 101.45'; thence N83°59'33"E a distance of 128.14'; thence N85°19'41"E a distance of 51.42'; thence S78°45'03"E a distance of 87.15'; thence S55°37'32"E a distance of 46.08'; thence N83°14'22"E a distance of 74.77'; thence S54°50'57"E a distance of 78.74'; thence N88°31'56"E a distance of 85.97'; thence S48°06'00"E a distance of 106.66' to the Westerly R.O.W. line of Alabama Highway 25; thence S48°03'20"W and along said R.O.W. line a distance of 26.92'; thence S26°12'19"W and along said R.O.W. a distance of 51.07'; thence S36°24'49"W and along said R.O.W. a distance of 201.32'; thence S52°52'05"W and along said R.O.W. a distance of 50.99'; thence S37°38'48"W and along said R.O.W. a distance of 93.61'; thence N72°28'38"W and leaving said R.O.W. a distance of 66.89'; thence N54°13'57"W a distance of 97.09'; thence S26°36'25"W a distance of 69.84'; thence S19°46'52"W a distance of 107.07'; thence S29°12'39"E a distance of 127.21' to the Westerly R.O.W. line of Alabama Highway 25; thence S35°30'58"W and along said R.O.W. line a distance of 119.80'; thence N25°58'20"W and leaving said R.O.W. line a distance of 225.14'; thence N13°36'06"W a distance of 554.07' to the POINT OF BEGINNING.

Said Parcel containing 6.18 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Real Estate Sales Validation Form



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

Grantor's Name: Barbara A. Moore

Grantee's Name: Kristie L. Nolen

Mailing Address: 19949 Hwy 25
Columbiana, AL 35051

Mailing Address: 19983 Hwy 25
Columbiana, AL 35051

Property Address: See Attached Exhibit "A"
(No Physical Address)

Date of Sale: September 19, 2024

Total Purchase Price: \$ _____

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$31,780.00

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

☐ Appraisal

☐ Sales Contract

☒ Other: 1/2 Tax Assessor's Value – Life Estate Deed - \$15,890.00

☐ Closing Statement

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: 09/19/2024

Print: Barbara A. Moore

Sign

Barbara A. Moore

(Grantor/Grantee/ Owner/Agent) circle one

☐ Unattested

(verified by)