



20251204000371590 1/3 \$515.00
Shelby Cnty Judge of Probate, AL
12/04/2025 12:24:02 PM FILED/CERT

Prepared by: Myesha N. Bester, Esq.
Bester Law, LLC
3985 Parkwood Rd. Suite 109-140
Bessemer, AL 35022

Send Tax Notice to:
La Greta S. Roberts
2804 Lakewood Trace
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **LAGRETA S. ROBERTS**, an unmarried woman (hereinafter, the "GRANTOR") does hereby grant, bargain, sell, and convey unto **LA GRETA S. ROBERTS** for and during her natural life, with remainder upon Grantor's death to **LESHA R. ROBERTS, LEROY R. ROBERTS, LAWRENCE R. ROBERTS**, (hereinafter, the "GRANTEEES"), as tenants in common in equal shares, in or to the following described real estate, situated in Shelby County, Alabama the address of which is 2804 Lakewood Trace Birmingham, Alabama 35242, to wit:

Lot 11, Block 2, according to the Survey of Altadena Woods, 1st Sector, as recorded in Map Book 10, page 104 A& B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto the Grantor for and during Grantor's natural life, and upon Grantor's death unto the Remainder Beneficiaries as tenants in common in equal shares, and to their respective heirs, successors and assigns forever.

The Grantor reserves for the duration of the Grantor's natural life the full and complete use, benefit, and enjoyment of the property, including all rents, issues, and profits therefrom, and the right to sell, convey, mortgage, lease or otherwise dispose of Grantor's life estate interest in the property.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of

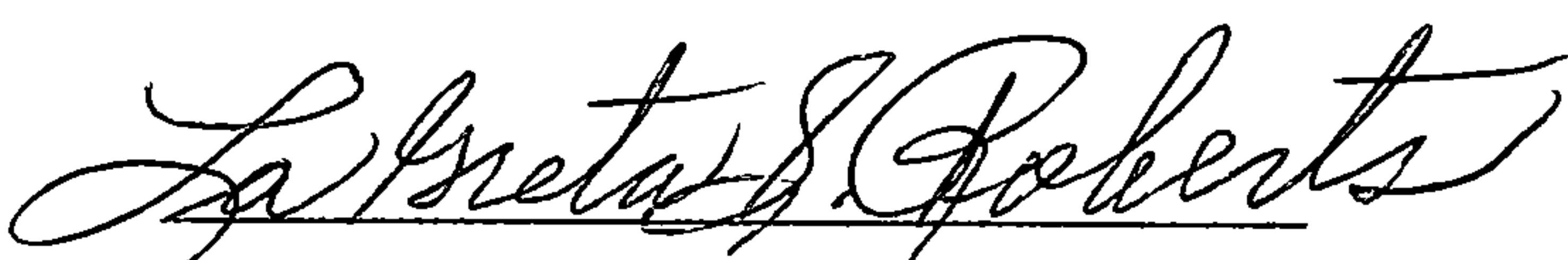
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said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or any rights of way, and subject to any and all rights of way, and subject to any and all matters visible by survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein.

No title examination and/or opinion was requested by either Grantor or Grantee, and none was conducted and/or rendered.

Given under her hand and seal this 3rd day of December, 2025.

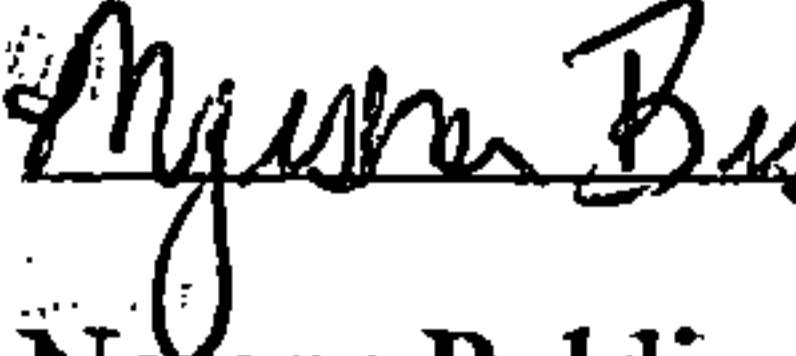


Grantor: La Greta S. Roberts

STATE OF ALABAMA)
COUNTY OF _____)

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

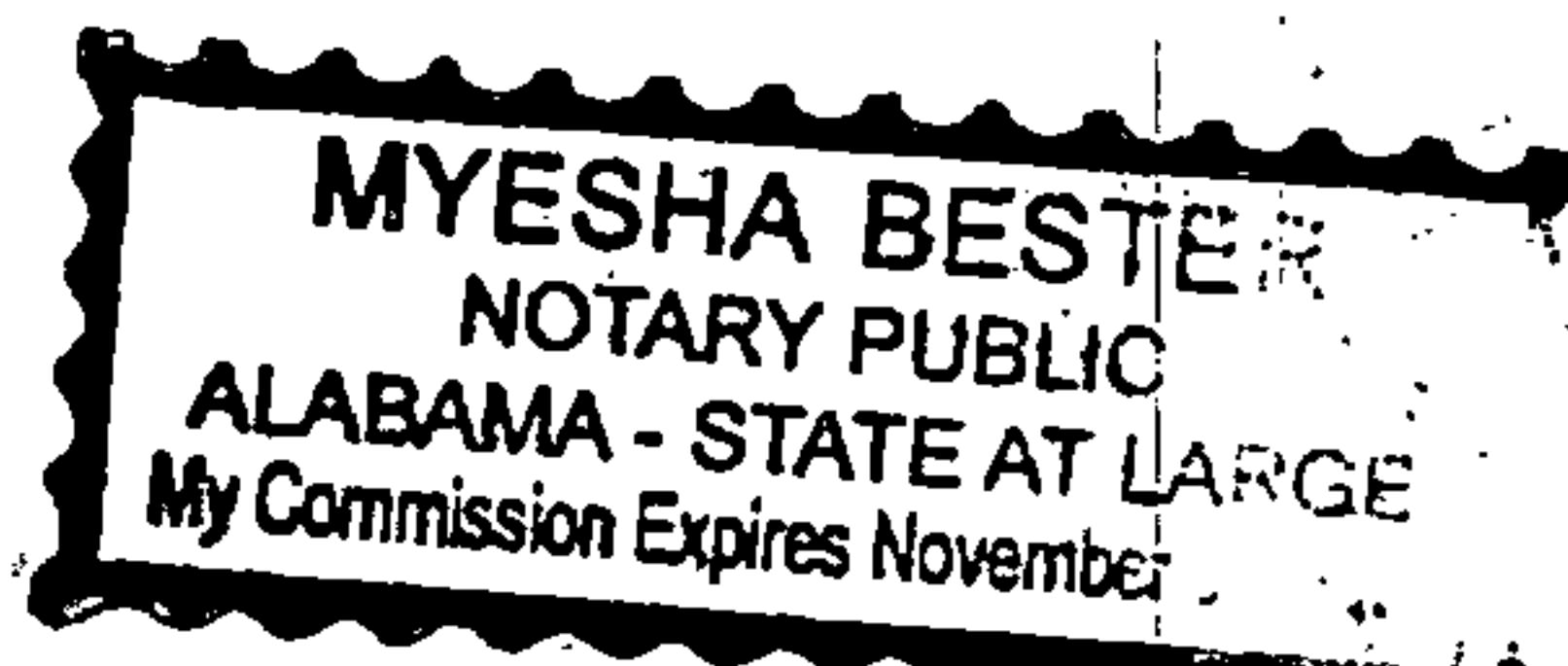
Given under my hand and seal, this 3rd day of December, 2025.



Notary Public

My Commission Expires:

11/01/27



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec 1

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Grantor's Name La Greta S. Roberts
Mailing Address 2804 Lakewood Trace
Birmingham, AL 35242

Grantee's Name La Greta S. Roberts, Lesha R. Roberts,
Mailing Address Leroy R. Roberts, Lawrence R. Roberts
2804 Lakewood Trace
Birmingham, AL 35242

Property Address 2804 Lakewood Trace
Birmingham, AL 35242

Date of Sale 12/03/2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 486,000.00

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 Tax Assessor

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 _____

Print _____

____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1