

STATE OF ALABAMA

SHELBY COUNTY



20251212000381180 1/4 \$214.50
Shelby Cnty Judge of Probate, AL
12/12/2025 10:47:40 AM FILED/CERT

**WARRANTY DEED
WITH LIFE ESTATE**

THIS INDENTURE, made and entered into on this the 10th day of December, 2025, by and between **Karen S. Hensley** a married woman, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Jennifer L. Shurbert and Blake Gray**, 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, all of her interest in the following described real property located in Shelby County, to-wit:

Lot 3, according to the survey of rushing parc, sector one, as recorded in map Book 19, Page 20 in the Probate Office of Shelby County, Alabama.

Subject to:

Shelby County, AL 12/12/2025
State of Alabama
Deed Tax: \$179.50

1. Defects, liens, encumbrances, adverse claims or other matters, if any.
2. Any prior reservation or conveyance, together with release of damages, of mineral of every kind and character, including, but not limited to, oil, as sand, and gravel in, on or under the land.
3. Material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey.
5. Easements or other uses of the land not visible from the surface, or easements or claims of easements, not shown by public records.
6. Tight of claims of parties in possession not shown by public records.
7. Building line, right of way, easement, restrictions, reservations, and conditions, if any.
8. Restrictions, covenants and conditions as set out in instrument recorded in Inst. No 1994-32093 in the Probate Office.
9. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Inst. No. 1995-12816 in the Probate Office.



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Karen S. Hensley and Karen S. Price are one and the same person.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantor, **Karen S. Hensley N/K/A Karen S. Price & Donald H. Price**, it being the intention of the Grantor to reserve the full use and possession of said property during their lifetimes.

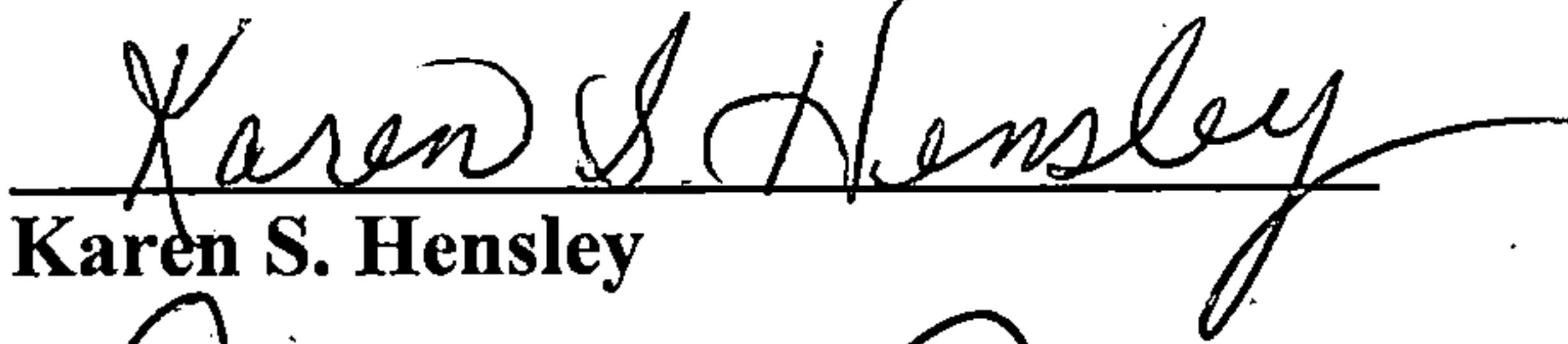
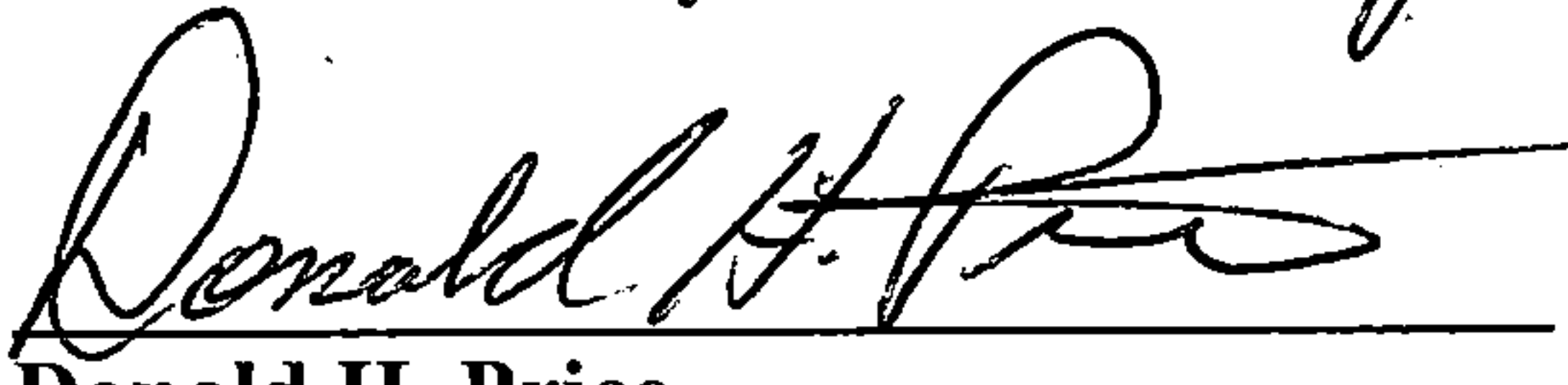
Subject to taxes for the current year and any easements, restrictions or reservation of record.

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 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 10 day of December, 2025.


Karen S. Hensley

Donald H. Price

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Karen S. Hensley and Donald H. Price**, whose name is signed to the foregoing conveyance, and who is

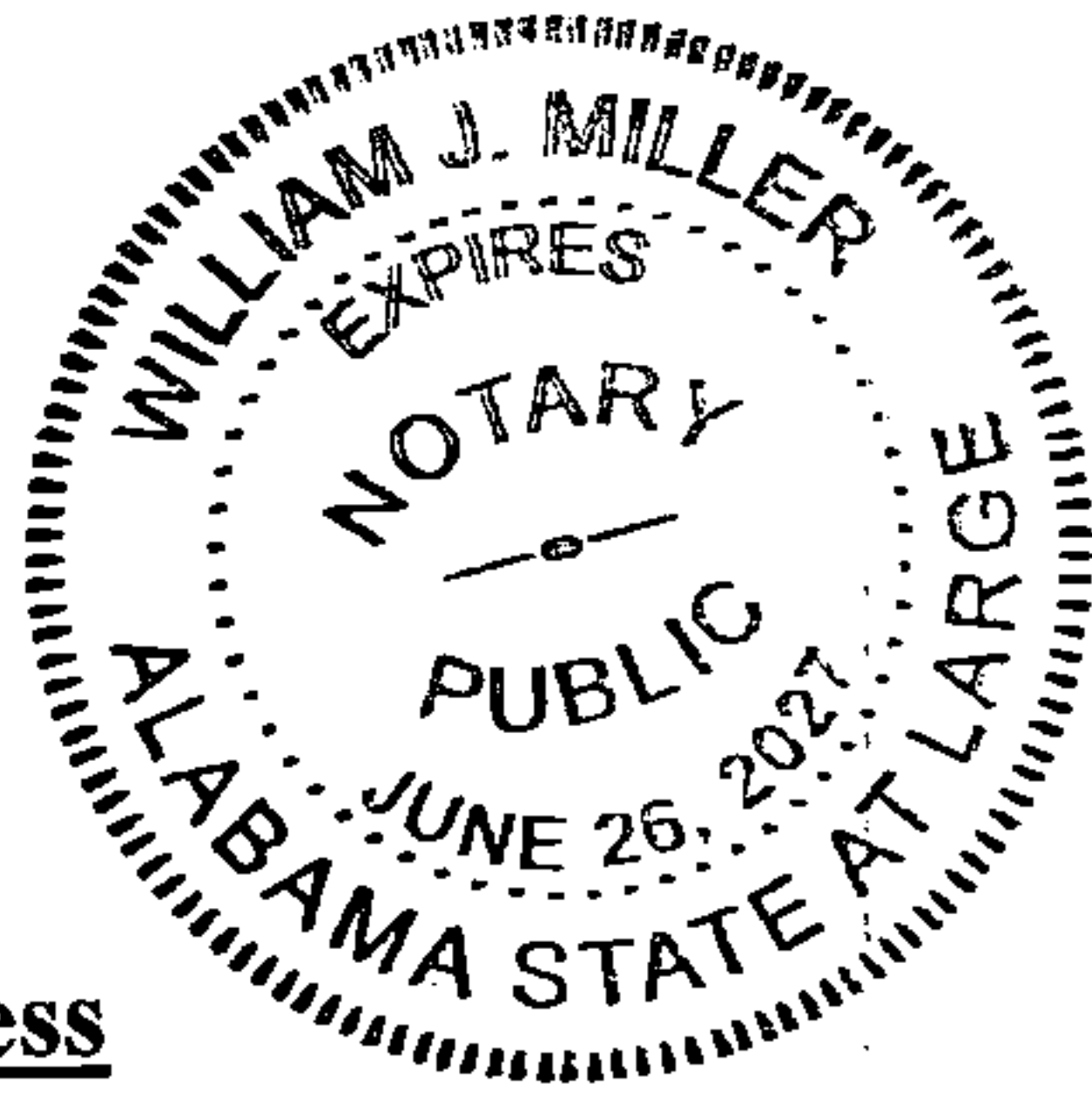


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known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10 day of December, 2025.

[SEAL]



William J. Miller
NOTARY PUBLIC

Grantee's Mailing Address

3857 South Shades Crest Rd.
Hoover, AL 35244

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 Karen S. Hensley
Mailing Address 3857 South Shades Crest Road
Hoover, AL 35244

Grantee's Name Lauren L. Shurbert and Blake Gray
Mailing Address 3857 South Shades Crest Road
Hoover, AL 35244

Property Address 3857 South Shades Crest Rd.

Date of Sale

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 1/2 179,400



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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 Deeding 1/2 interest

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 12-12-2025

Print Karen S. Price

Sign

Karen S. Price

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1