

This document prepared by:
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TITLE NOT EXAMINED
Send tax notice to:

Elaine B. Richmond
1144 Eagle Drive
Maylene, Alabama 35114

LIFE ESTATE DEED



20260120000016870 1/3 \$267.50
Shelby Cnty Judge of Probate, AL
01/20/2026 01:00:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars (\$10.00), as well as other good and valuable consideration paid by the Grantees to the undersigned Grantor, receipt of which is hereby acknowledged, **Elaine B. Richmond**, Grantor, a widow following the death of former co-owner Richard T. Richmond, Jr. on July 15, 2022, does hereby grant, convey, and quitclaim unto **Richard Evan Richmond** and **Rebecca Richmond French**, as tenants in common, Grantees, all of her right, title, and interest in that certain piece of real property situated in Shelby County, Alabama, which is more particularly described as:

Lot 583, according to the survey of Lake Forest Fifth Sector, as recorded in Map Book 30, Page 25, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees and their heirs, successors and assigns, forever.

SUBJECT TO the Grantor's exclusive rights to the income, use, and occupancy of the said property for life, and

SUBJECT TO the Grantor's retained power to appoint the remainder interest during her life to any one or more of her lineal descendants by subsequent deed, and

SUBJECT TO any taxes or assessments due and all recorded encumbrances, including but not limited to:

1. Rights of way granted to Alabama Power Company, recorded at Volume 219, Page 127, and Volume 239, Page 881, and Volume 150, Page 89.
2. Covenants and Restrictions recorded at Instrument #2002-21381.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.

Shelby County, AL 01/20/2026
State of Alabama
Deed Tax: \$239.50



20260120000016870 2/3 \$267.50
Shelby Cnty Judge of Probate, AL
01/20/2026 01:00:24 PM FILED/CERT

For information purposes only:

Physical address: 1144 Eagle Drive, Maylene, Alabama 35114

Parcel ID: **23 2 09 0 006 034.000**

This property is the homestead of the Grantor, who is widowed and unmarried.

Grantor's source of title: Instrument # **20040106000008840**

IN WITNESS WHEREOF, given under my hand and seal this 13th day of January, 2026.

Elaine B. Richmond
Elaine B. Richmond, Grantor

STATE OF ALABAMA)
)
COUNTY OF Shelby)

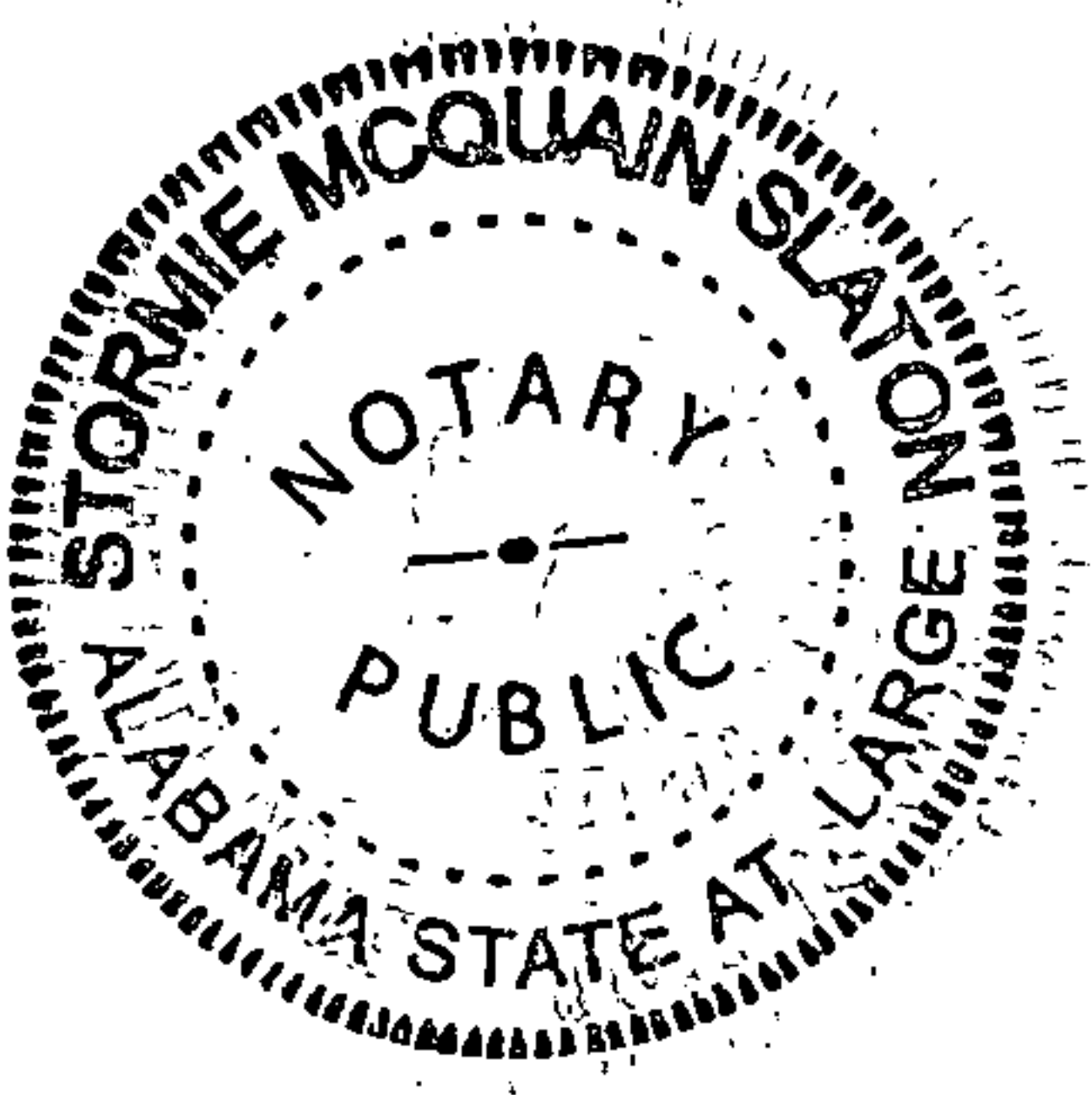
I, Stormie M. Slaton, a Notary Public in and for said County in said State, hereby certify that **Elaine B. Richmond**, whose name is subscribed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily and with proper authority to do so.

Given under my hand and seal this 13th day of January, 2026.

Stormie McQuain Slaton
Notary Public

My Commission Expires: 01/02/2029

[SEAL]



Real Estate Sales Validation Form

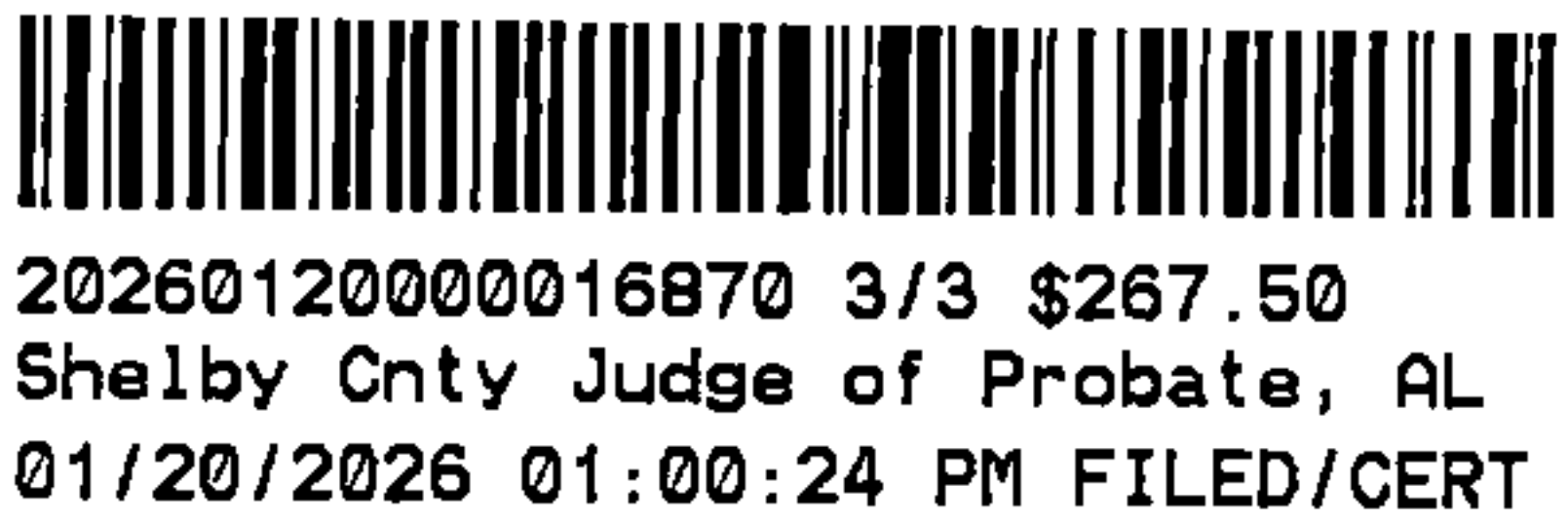
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Elaine Richmond
Mailing Address 1144 Eagle Drive
Maylene, AL 35114

Grantee's Name Richard Richmond & Rebecca French
Mailing Address 1144 Eagle Drive
Maylene, AL 35114

Property Address 1144 Eagle Drive
Maylene, AL 35114

Date of Sale Jan. 13, 2026
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 239,100



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's value

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 1/13/26

Print James O'Connell

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form