

Send tax notices and after recording mail to:
138 Narrows Creek Drive
Birmingham, Alabama 35242

Prepared By:
Gregory Varner & Associates
Post Office Box 338
Ashland, Alabama 36251

WARRANTY DEED
WITH LIFE ESTATE RESERVATION

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **BRENDA AMMONS, a single person** (the “Grantor”), for and in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by **ALECIA HOWELL** (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee in **fee simple**, together with every contingent remainder and right of reversion, the following described real property situated in **Shelby County, Alabama**, to wit:

Lot 8, according to the Amended Final record Plat of Narrows Creek, as recorded in Map Book 27, Page 81, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. # 2000-9755 as amended by Instruments recorded as Inst. # 2000-17136 and Inst. # 2000-36696, all recorded in the Probate Office of Shelby County, Alabama.

The above-described property is the Grantor’s homestead.

The Grantor herein, Brenda Ammons, was the sole beneficiary of the last will and testament of John Paul Roper, Jr., who acquired title to the above-described property as evidenced by that certain deed recorded on November 17, 2020, in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20201117000525880. John Paul Roper, Jr. died on May 21, 2025, and his last will and testament was admitted to probate in the Probate Court of Shelby County, Alabama, Case No. PR-2025-0002424, on June 25, 2025.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting the above-described property. No title work was performed nor requested, and the scrivener makes no warranties, nor does he or she express an opinion, as to the Grantor’s title, or lack thereof.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID PROPERTY FOR HER LIFETIME.

TO HAVE AND TO HOLD unto said Grantee and her heirs, successors, and assigns forever, subject to the life estate reservation herein.

And I do, for myself and for my heirs and personal representatives covenant with said Grantee and his or her heirs, successors, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs and personal representatives shall warrant and defend the same unto the Grantee and his or her heirs, successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto sets his or her signature and seal, this the 19 day of August, 2025.

GRANTOR :

Brenda Ammons
BRENDA AMMONS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **BRENDA AMMONS**, 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 said conveyance, he or she executed the same voluntarily on the day the same bears date.

Given under my hand this the 19 day of August, 2025.

BROOKE KUYKENDALL
Notary Public, Alabama State at Large
My Commission Expires March 31, 2027

Brooke Kuykendall
Notary Public
My Commission Expires: 3/31/27

Real Estate Sales Validation Form

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

Grantor's Name Brenda Ammons
 Mailing Address 138 Narrows Creek
Birmingham, AL 35242

Grantee's Name Alecia Howell
 Mailing Address 3571 Great Oak Lane
Birmingham, AL 35223

Property Address 138 Narrows Creek
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____

Filed and Recorded Birmingham, AL 35242
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/27/2026 12:15:59 PM
 \$373.00 PAYGE
 20260227000056510

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$344,600



Alicia S. Bayl

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 Assessed 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 2/27/2026

Print Spencer P. Waddell, Attorney at Law

Unattested _____
 (verified by)

Sign *Spencer P. Waddell*
 (Grantor/Grantee/Owner/Agent) circle one