

## LADY BIRD DEED

This Deed is made on this day of \_\_\_\_\_, between the:

**Grantor:** \_\_\_\_\_ with an address of  
\_\_\_\_\_, and

**Grantee Beneficiary:** \_\_\_\_\_ with an address of  
\_\_\_\_\_.

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantors Death:

**Property Address:** \_\_\_\_\_.

**Legal Description:** \_\_\_\_\_.

The Grantor reserves a life estate for themselves during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease, and otherwise dispose of the property, and to retain the proceeds from the conveyance.

Executed this day of \_\_\_\_\_

Grantor's Signature: \_\_\_\_\_

Grantor's Name: \_\_\_\_\_

Drafter's Statement:

This instrument was prepared by: \_\_\_\_\_



State of \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in  
and for said state, personally appeared \_\_\_\_\_, known to me to  
be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and  
acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Acting in the County of: \_\_\_\_\_

[Seal]