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How to Complete Your Florida Enhanced Life Estate (Lady Bird) Deed

Enhanced Life Estate Deed (“Lady Bird” Deed)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. An **enhanced life estate deed**, often called a “Lady Bird” deed, lets you keep full ownership and control of your Florida property for life, including the right to sell or mortgage it without anyone’s consent, while naming who receives it at your death **without probate**. Florida has no transfer-on-death deed statute, so this deed fills that role.

1. **Name the life tenant and remainder beneficiaries**
   Enter the current owner(s), who keep the enhanced life estate, and the person(s) who receive the property at death. Give each a post office address.
2. **Describe the property**
   Copy the full legal description from the current deed, not just the street address, and add the parcel identification number from the county property appraiser.
3. **Homestead and spouses**
   If the property is a homestead and the owner is married, the spouse must sign the deed even if he or she is not on title. Check the homestead box that applies.
4. **Sign in front of two witnesses and a notary**
   Do not sign ahead of time. Florida requires two witnesses for a deed, and each witness’s printed name and post office address must appear below the signature. First Choice can provide both witnesses for an additional fee, and our notary completes the acknowledgment.
5. **Bring identification**
   Each person signing should bring a current, government-issued photo ID.

After It’s Signed

- Record the original deed with the Clerk of the Circuit Court in the county where the property is located. Florida documentary stamp tax is collected at recording, and the clerk can tell you the amount.
- After recording, update the property appraiser if homestead exemption or ownership changes, and notify your insurance company.
- Deeds affect title, taxes, homestead protection, and Medicaid planning. If you are unsure which deed fits your situation, speak with an attorney before signing.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Florida attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

This instrument was prepared by and, after recording, return to:

Name

Street address

City, state, ZIP

Space reserved for the Clerk of the Circuit Court

Parcel identification number (property appraiser)

ENHANCED LIFE ESTATE DEED

(“Lady Bird” Deed)

This deed is made this day of | month | year

by **Grantor** (the current owner or owners):

Name(s) of Grantor | Post office address

to **Grantor, retaining an enhanced life estate** as described below, with the remainder to the following **Remainder Beneficiaries**:

Remainder beneficiary 1	Share (e.g., equal)	Post office address
Remainder beneficiary 2	Share (e.g., equal)	Post office address
Remainder beneficiary 3	Share (e.g., equal)	Post office address

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is acknowledged, and in consideration of love and affection, hereby grants, bargains, sells, and conveys the following described property in the County named below, State of Florida:

Street address of property | County

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Legal description (or write “See Exhibit A attached” and attach it)

ENHANCED LIFE ESTATE. The Grantor reserves a life estate in the property for the Grantor’s lifetime (and, if more than one Grantor, for the lifetime of the survivor), together with the full power and authority, without the joinder or consent of any Remainder Beneficiary, to sell, convey, gift, mortgage, lease, or otherwise encumber or dispose of the property, in whole or in part, by deed or otherwise during the Grantor’s lifetime, and to retain all proceeds, and to cancel, change, or terminate the remainder interests, except that this power may not be exercised by will. Any remainder interest is subject to the Grantor’s reserved powers and vests only upon the death of the last surviving Grantor, if the property has not been conveyed during the Grantor’s lifetime.

If a Remainder Beneficiary does not survive the last surviving Grantor, that beneficiary’s share shall pass (check one):

to that beneficiary’s descendants who survive the Grantor, per stirpes; or if none, to the other surviving Remainder Beneficiaries equally.

to the other surviving Remainder Beneficiaries equally.

The Grantor intends that this deed preserve the Grantor’s homestead exemption and status and that the property not be subject to probate administration upon the Grantor’s death.

HOMESTEAD STATUS (check one)

The property is the homestead of the Grantor. If the Grantor is married, the Grantor’s spouse joins in this deed below.

The property is not the homestead of the Grantor, nor contiguous to it, and the Grantor resides at the post office address stated above.

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IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the date first written above.

Signed, sealed, and delivered in our presence:

X _____
Signature of witness 1

Printed name

Post office address (required for recording)

X _____
Signature of witness 2

Printed name

Post office address (required for recording)

X _____
Signature of grantor 1

Printed name

Post office address

X _____
Signature of grantor 2 (if any)

Printed name

Post office address

Joinder of spouse (required if the property is homestead and the spouse is not a grantor above):

X _____
Signature of non-titled spouse

Printed name

Post office address

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NOTARY ACKNOWLEDGMENT

State of

County of

The foregoing instrument was acknowledged before me by means of

physical presence or

online notarization,

this day of

month

year

by (name of Grantor(s) and joining spouse, if any)

Personally Known OR

Produced Identification

Type of identification produced

X

Signature of Notary Public

(Notary seal)

Print, type, or stamp commissioned name of Notary Public

Commission number

Commission expires

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