Lady Bird Deeds Explained

A simple, popular Florida tool many homeowners use to pass on their home. Here is how it works in general.

Your home, your legacy

Your home is often your biggest gift to the people you love. Many Florida homeowners like the Lady Bird deed because it is simple and lets them stay in charge for life.

What it is, in general

A Lady Bird deed, also called an enhanced life estate deed, is a recorded deed. The owner keeps full control during life, including the right to sell or mortgage, and the property passes to the named people at death, generally without probate.

Signing basics

Florida deeds are signed in front of two witnesses and are usually notarized so they can be recorded with the county clerk.

How we help

You give us your deed details and the wording you chose in writing. We type it neatly, notarize it, and can arrange witnesses. Lady Bird deeds are $175.

There’s hope in what you’re trying to do, and we’d love to help.

Start your Lady Bird deed intake: https://form.jotform.com/252334208684054
Text or call (772) 742-4639 · www.notarynearmenow.com

Official sources

- s. 689.01, Florida Statutes: https://www.flsenate.gov/Laws/Statutes/2026/689.01
- s. 695.26, Florida Statutes (recording requirements): https://www.flsenate.gov/Laws/Statutes/2026/695.26

Jonathan Rexford is a Florida notary public and nonlawyer document preparer, not an attorney, and cannot give legal advice. This report is general information only.