


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
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20170406000116440 1/4 \$83.00
Shelby Cnty Judge of Probate, AL
04/06/2017 10:21:13 AM FILED/CERT

SEND TAX NOTICE TO:
Judy D. Masoner
813 Creekview Drive
Pelham, AL 35124

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP
AND LIFE ESTATE RESERVATION FOR GRANTORS**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00), and other good and valuable consideration, provided to **Judy D. Masoner** (hereinafter called "Grantor"), the receipt whereof is hereby acknowledged the same, **said Grantor** hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to **Britney D. Masoner** (sister) and **Tonya Masoner** (sister), as joint tenants with right of survivorship, (hereinafter called the "Grantees"), the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO** the reservation stated below in subparagraph (A), to wit:

Lot 44, Block 1, according to map and survey of Oak Mountain Estates, sixth sector, as recorded in Map Book 5, Page 102, in the Office of the Probate Judge of Shelby County, Alabama. Situated in Shelby County, Alabama.

(A) EXCEPT THAT said GRANTOR expressly reserves unto herself a LIFE ESTATE (to use, occupy, and collect rents or other income therefrom) in and to said property, and it is the GRANTOR'S expressed intention to convey to the GRANTEES only the remainder interest in said property.

TO HAVE AND TO HOLD unto said GRANTEES, as joint tenants with right of survivorship in fee simple, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE(S), her heirs and assigns, that it is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that it has a good right to convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE(S), his heirs and assigns forever, against the lawful claims of all persons

Given under my hand and seal this the 25th day of February, 2017.



JUDY D. MASONER, GRANTOR

Shelby County, AL 04/06/2017
State of Alabama
Deed Tax: \$58.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, JUDY D. MASONER, 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 the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of FEBRUARY, 2017.


NOTARY PUBLIC
My Commission Expires: 12/20/18

ACKNOWLEDGMENT OF LIFE ESTATE BY GRANTEES

We the Grantees of the above-referenced property hereby acknowledge by our signatures and seals below that we are the remaindermen of the property transferred to us as joint tenants via the foregoing Warranty Deed.

We further acknowledge that the Grantor has retained for herself, by specific intent, a life-estate on the referenced property.

By retaining a life-estate in the referenced property we acknowledge that the Grantor has reserved the right to remain on and living in the property for the duration of her life and she remains responsible for taxes and expenses associated with the property. We further acknowledge that should the referenced property be placed for sale or mortgaged then we will have to provide our consent to said transaction.

As evidenced by our signatures below we, the Grantees, accept the provisions of the foregoing deed along with the life-estate created therein.


BRITNEY D. MASONER (GRANTEE #1)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, BRITNEY D. MASONER, whose name is signed to the foregoing acceptance and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of FEBRUARY, 2017.


NOTARY PUBLIC
My Commission Expires: 12/20/18

Tonya Masoner
TONYA MASONER (GRANTEE #2)


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, TONYA MASONER, whose name is signed to the foregoing acceptance and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 2017.

Aail S. Mitchell
NOTARY PUBLIC
My Commission Expires: 12/30/18

[THE SPACE BELOW THIS LINE IS LEFT INTENTIONALLY BLANK]


20170406000116440 3/4 \$83.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Judy Mason
Mailing Address 813 Creekside Dr.
Pelham, AL 35124

Grantee's Name Brian / Tonya Mason
Mailing Address 813 Creekside Dr.
Pelham, AL 35124

Property Address 813 Creekside Drive
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____



20170406000116440 4/4 \$83.00
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or
Actual Value \$ _____

or
Assessor's Market Value \$ 115,210

Tax Due on 1/2 57,605

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 Property Tax Valuation Statement

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 4-6-17

Print Emmanuel Scott

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1