


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

This instrument prepared by:
Scozzaro Law, LLC
P.O. Box 548
Helena, AL 35080


20171213000445000 1/4 \$57.00
Shelby Cnty Judge of Probate, AL
12/13/2017 01:15:41 PM FILED/CERT

Send Tax Notice To:
Paul J. and Shirley M. Scozzaro
3412 Wildewood Drive
Pelham, AL 35124

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

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 to create a Life Estate reservation, and other good and valuable consideration, provided to **Paul J. Scozzaro and Shirley M. Scozzaro**, a married couple (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged the same, **said Grantor** hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to **Kevin Johnson**, step-son and son, respectively, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO the reservation stated below in subparagraph (A)**, to wit:

Lot 6, in Block 2, according to the Amended Survey of Wildewood Village, as recorded in Map Book 8, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

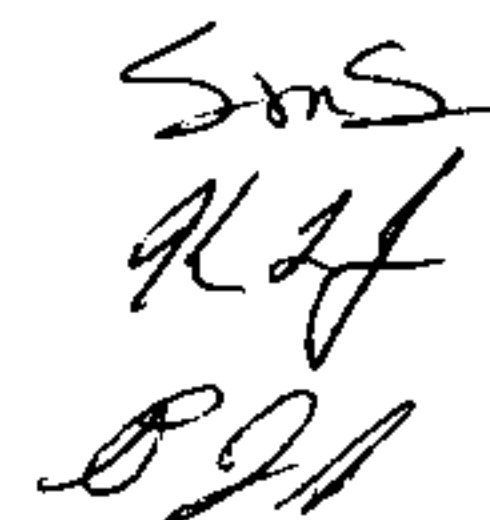
Subject To:

- 1. Ad valorem taxes not yet due and payable;**
- 2. all mineral rights not owned by the Grantor;**
- 3. all easements, rights-of-way, set-back lines, restrictions, covenants and encumbrances of record, if any.**

(A) EXCEPT THAT said GRANTORS expressly reserves unto themselves a LIFE ESTATE (to use, occupy, and collect rents or other income therefrom) in and to said property until the death of the last of them, and it is the GRANTORS' expressed intention to convey to the GRANTEE only the remainder interest in said property.

TO HAVE AND TO HOLD unto said GRANTEE in fee simple, his heirs and assigns, forever, subject to the life estate reservation; it being the intention of the parties to this conveyance that the entire interest in fee simple shall pass to the grantee or his heirs and assigns forever.

Shelby County, AL 12/13/2017
State of Alabama
Deed Tax: \$33.00




And said GRANTORS do for themselves, successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that said Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons

Given under my hand and seal this the 12 day of December, 2017.

Paul J. Scozzaro
PAUL J. SCOZZARO (GRANTOR)

Shirley M. Scozzaro
SHIRLEY M. SCOZZARO (GRANTOR)

STATE OF ALABAMA)
SHELBY COUNTY)


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, PAUL J. SCOZZARO and SHIRLEY M. SCOZZARO, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2017.

Paul L. Mitchell
NOTARY PUBLIC
My Commission Expires: 12/20/18

ACKNOWLEDGMENT OF LIFE ESTATE BY GRANTEE

I, the Grantee of the above-referenced property, hereby acknowledge by my signature and seal below that I am the contingent remainder on the property transferred to me via the foregoing Warranty Deed. I further acknowledge that the Grantors have retained for themselves, by specific intent, a life-estate on the referenced property.


By retaining a life-estate in the referenced property I acknowledge that the Grantors have reserved the right to remain on and living in the property for the duration of both their lives and shall remain responsible for taxes and expenses associated with the property. I further acknowledge that should the referenced property be placed for sale or mortgaged then I will have to provide my consent to said transaction.

As evidenced by my signature below, I, the Grantee, accept the provisions of the foregoing deed along with the life-estate created therein.




KEVIN JOHNSON (GRANTEE)

**STATE OF ALABAMA)
SHELBY COUNTY)**


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, KEVIN JOHNSON, 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of December, 2017.



NOTARY PUBLIC
My Commission Expires: 12/20/18

[THE SPACE BELOW THIS LINE IS INTENTIONALLY LEFT BLANK]

Real Estate Sales Validation Form

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

Grantor's Name Paul & Shirley Scorzaro Grantee's Name Kenn Johnson
Mailing Address 3412 Wildewood Drive Mailing Address _____
Pelham, AL 35124

Property Address 3412 Wildewood Drive Date of Sale 12/12/17
Pelham, AL 35124 Total Purchase Price \$ _____

or
Actual Value \$ _____
or
Assessor's Market Value \$ 98,700 (1/2 32,900)

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 Shelby County Probate Records (2017)

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 12/13/17

Print Emmanuel Scorzaro

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



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