



20190730000272970 1/4 \$190.50  
Shelby Cnty Judge of Probate, AL  
07/30/2019 10:11:23 AM FILED/CERT

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

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

Send Tax Notice To:  
Alyce C. Ceraso  
2317 Buckingham Place  
Helena, AL 35080

**WARRANTY DEED**  
**AND LIFE ESTATE RESERVATION FOR GRANTOR**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in and for consideration of TEN DOLLARS and 00/100 (\$10.00), the receipt whereof is acknowledged, and to create a Life Estate reservation, and for other good and valuable consideration provided to **Alyce C. Ceraso, DOB: [REDACTED]**, a single, widowed female (hereinafter called "Grantor"), said **Grantor** hereby **GRANTS, BARGAINS, SELLS and CONVEYS to Mark Vincent Ceraso and Concetta Raco Ceraso**, son and daughter-in-law, respectively, and a married couple, (hereinafter called the "Grantees"), interest in the following described real estate with right of survivorship, situated in Shelby County, Alabama, **SUBJECT TO the reservation stated below in subparagraph (A), to wit:**

**Lot 13, according to the map and survey of Harbor Towne, as recorded in Map Book 13, Page 74, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to easements, restrictions and rights of way.**

**(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 until her death, and it is the GRANTOR'S expressed intention to convey to the GRANTEEES only the remainder interest in said property.**

**TO HAVE AND TO HOLD** unto said GRANTEEES in fee simple absolute, his or her 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 absolute shall pass to the grantees or their heirs and assigns forever upon the death of the grantor.

And said GRANTOR does for herself, successors and assigns, covenant with the said GRANTEEES, their heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that she has a good right to convey the same as aforesaid, and that he will and their successors and assigns shall warrant

and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons

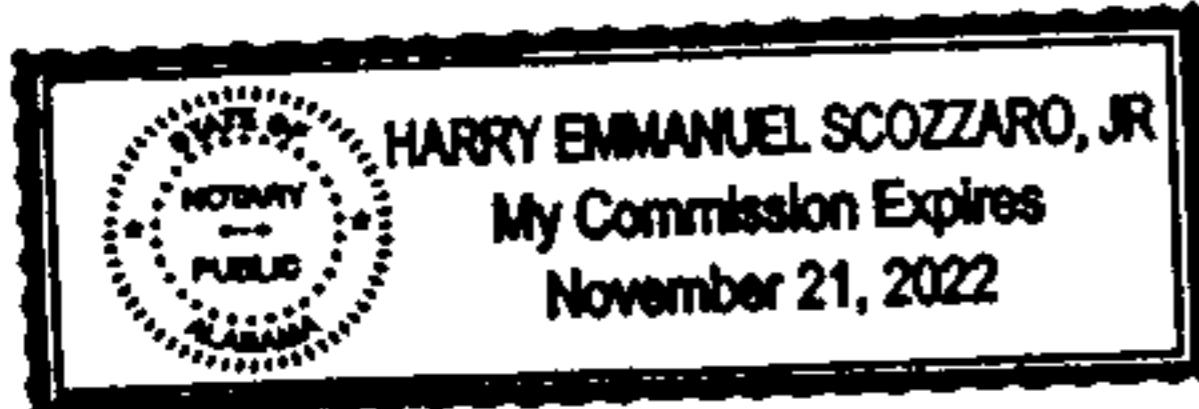
Given under my hand and seal this 15<sup>th</sup> day of July, 2019.

Alyce C. Ceraso  
ALYCE C. CERASO (GRANTOR)

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, ALYCE C. CERASO, 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 15<sup>th</sup> day of July, 2019.

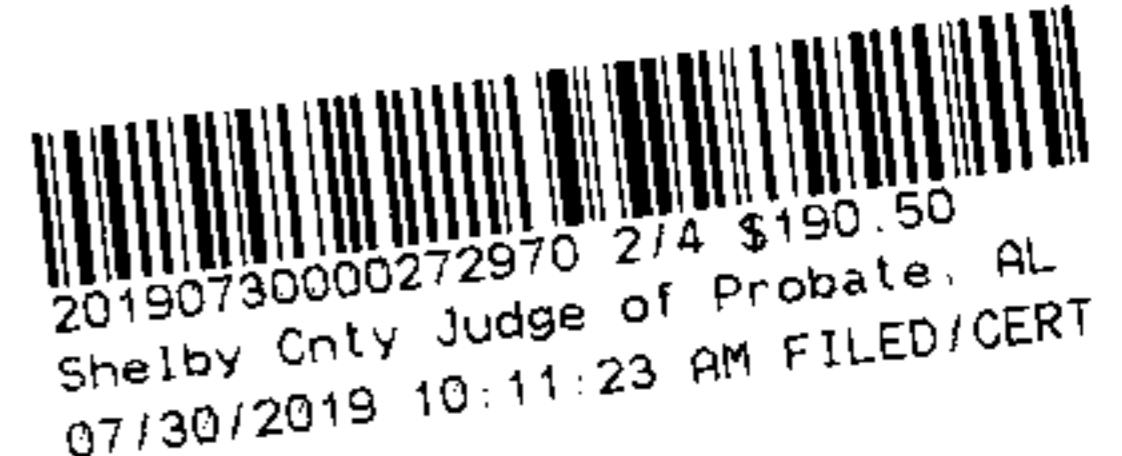


Hay S. S. Jr.  
NOTARY PUBLIC  
My Commission Expires: 11/21/2022

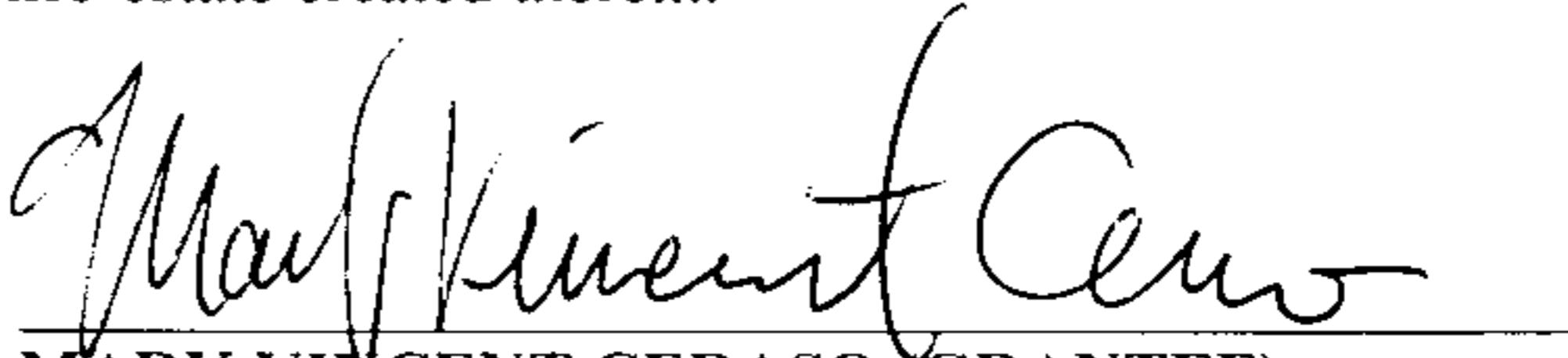
#### ACKNOWLEDGMENT OF LIFE ESTATE BY GRANTEEES

We, the Grantees of the above-referenced property, hereby acknowledge by our signatures and seals below that we are the contingent remainder interests, with right of survivorship, on the property transferred to us 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 shall remain 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 interests and provisions of the foregoing deed along with the life-estate created therein.

  
\_\_\_\_\_  
MARK VINCENT CERASO (GRANTEE)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, MARK VINCENT CERASO, 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 15<sup>th</sup> day of July, 2019.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 11/21/2022

  
\_\_\_\_\_  
CONCETTA RACO CERASO (GRANTEE)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, CONCETTA RACO CERASO, 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 15<sup>th</sup> day of July, 2019.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 11/21/2022

## Real Estate Sales Validation Form

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

Grantor's Name Alice C. Ceraso  
Mailing Address 2317 Bucky Lure Place  
Helena, AL 35080

Grantee's Name Mark & Coneetta Ceraso  
Mailing Address 2317 Bucky Lure Place  
Helena, AL 35080

Property Address 2317 Bucky Lure Place  
Helena, AL 35080

Date of Sale 7-15-19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 166,100.00

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 Co. Tax Assessor's Office  
2018 TAX NOTICE

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 7/15/19

Print Coneetta Laci Ceraso

Unattested



Sign Coneetta Laci Ceraso

(Grantor/Grantee/Owner/Agent) circle one

eForms



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Form RT-1