

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

Send Tax Notice To:
John E. Horne
213 Cedar Meadows
Maylene, AL 35114

WARRANTY DEED
WITH LIFE ESTATE RESERVATION FOR GRANTORS

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 **JOHN E. HORNE and BEVERLY S. HORNE**, husband and wife (hereinafter called "Grantors"), said Grantors hereby GRANTS, BARGAINS, SELLS and CONVEYS to **J. EDWARD HORNE, JR., THOMAS D. HORNE, DEBRAH ANNE HORNE MONROE, and SHERILL LEIGH HORNE VANSANT**, (hereinafter called the "Grantees"), an undivided, one-fourth (1/4) interest in the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO the reservation stated below in subparagraph (A)**, to wit:

LOT 12, according to the Plat of Cedar Meadows, also a Re-Survey of Lot 6, Block 1 of Mountain View Estates, as recorded in Map Book 4, Page 19 in the Probate Office of Shelby County, Alabama; as recorded as Document # 200503170001198380

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

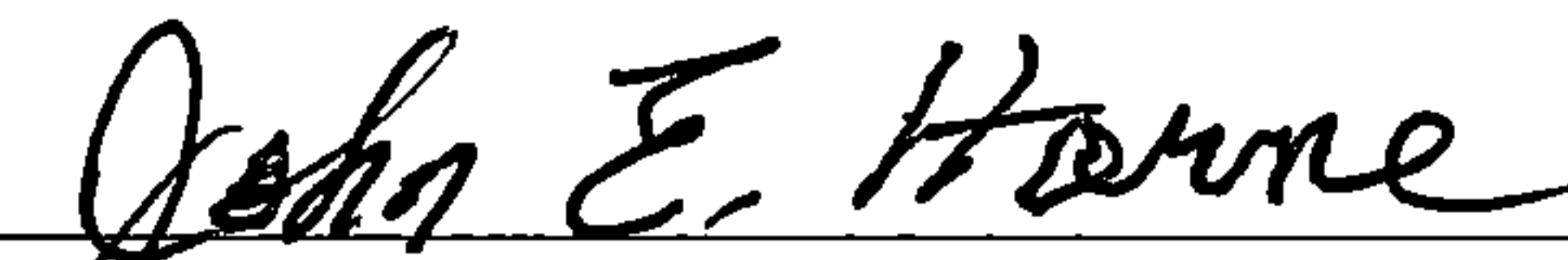
(A) EXCEPT THAT said GRANTORS expressly reserves unto themselves a **LIFE ESTATE** (to use, occupy, and collect rents or other income therefrom) in and to said property until their death, and it is the GRANTORS' expressed intention to convey to the GRANTEES only the remainder interest in said property.

Property Address: 213 Cedar Meadows, Maylene, Alabama 35114.

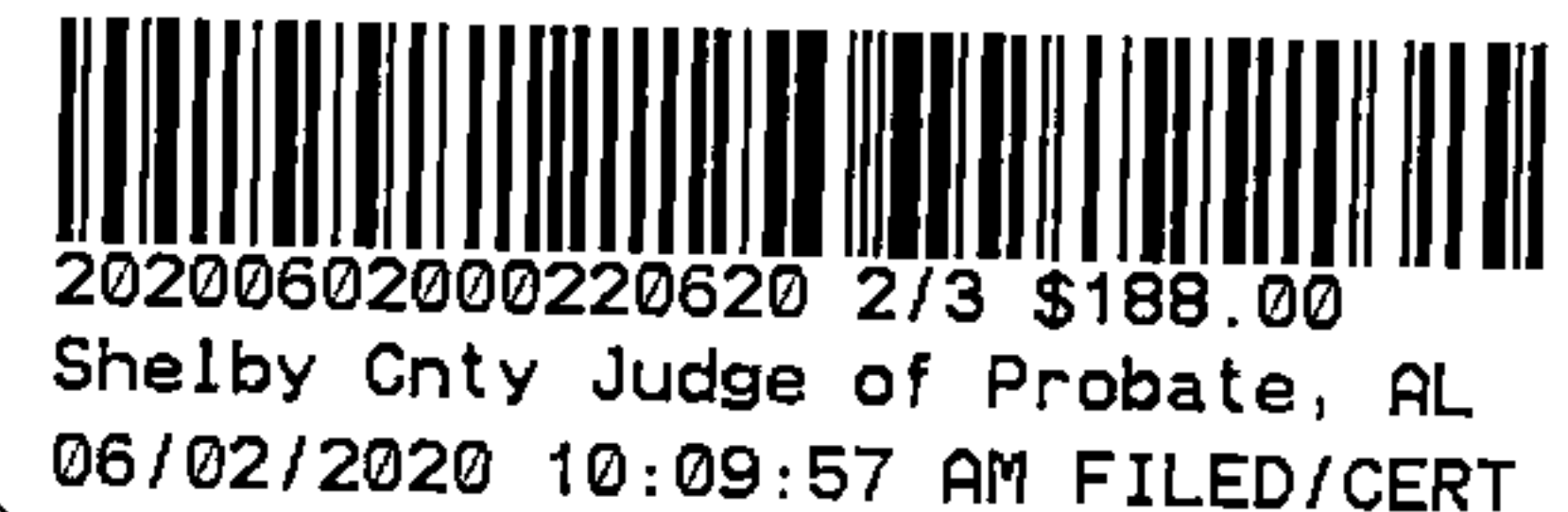
TO HAVE AND TO HOLD unto the GRANTEES in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute, in equal parts, shall pass to the grantees or their heirs and assigns forever upon the death of the last grantor.

And said GRANTORS do for themselves, successors and assigns, covenant with the each GRANTEE, their heirs and assigns, that said Grantors are lawfully seized in fee simple of said premises; that the same is 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

Given under my hand and seal this the 13 day of MAY, 2020.

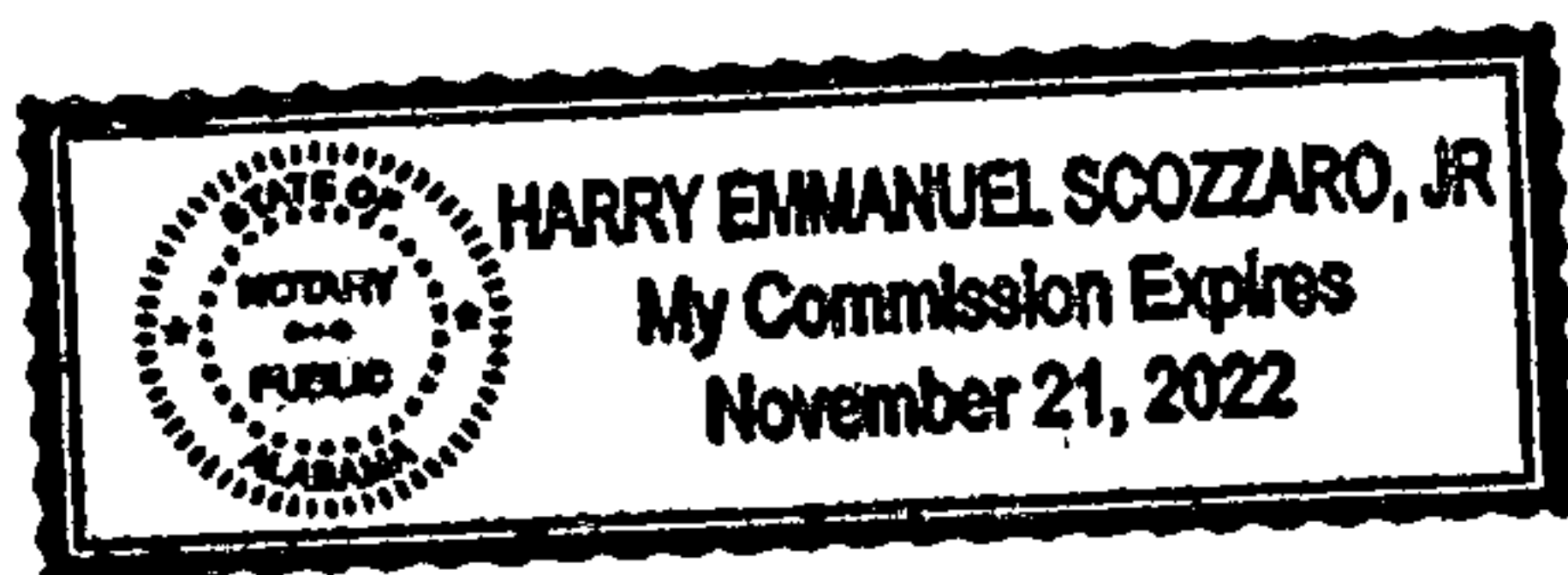

John E. Horne
GRANTOR

STATE OF ALABAMA.)
SHELBY COUNTY)

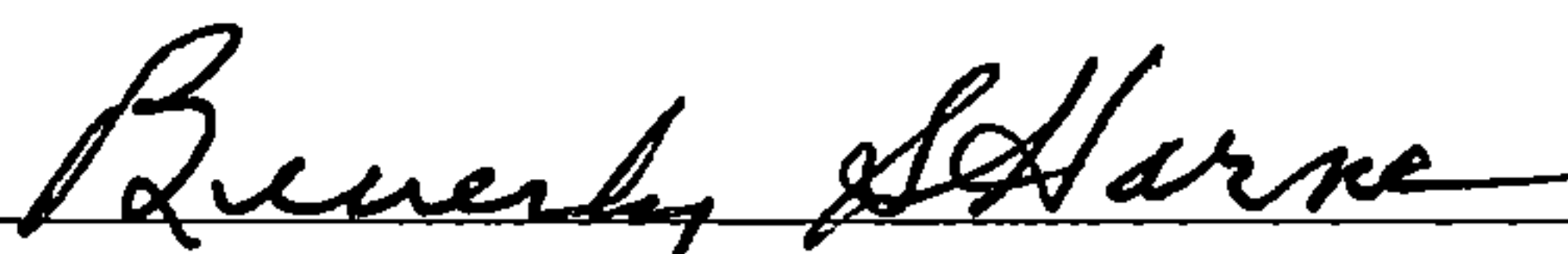


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, John E. Horne, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of MAY, 2020.



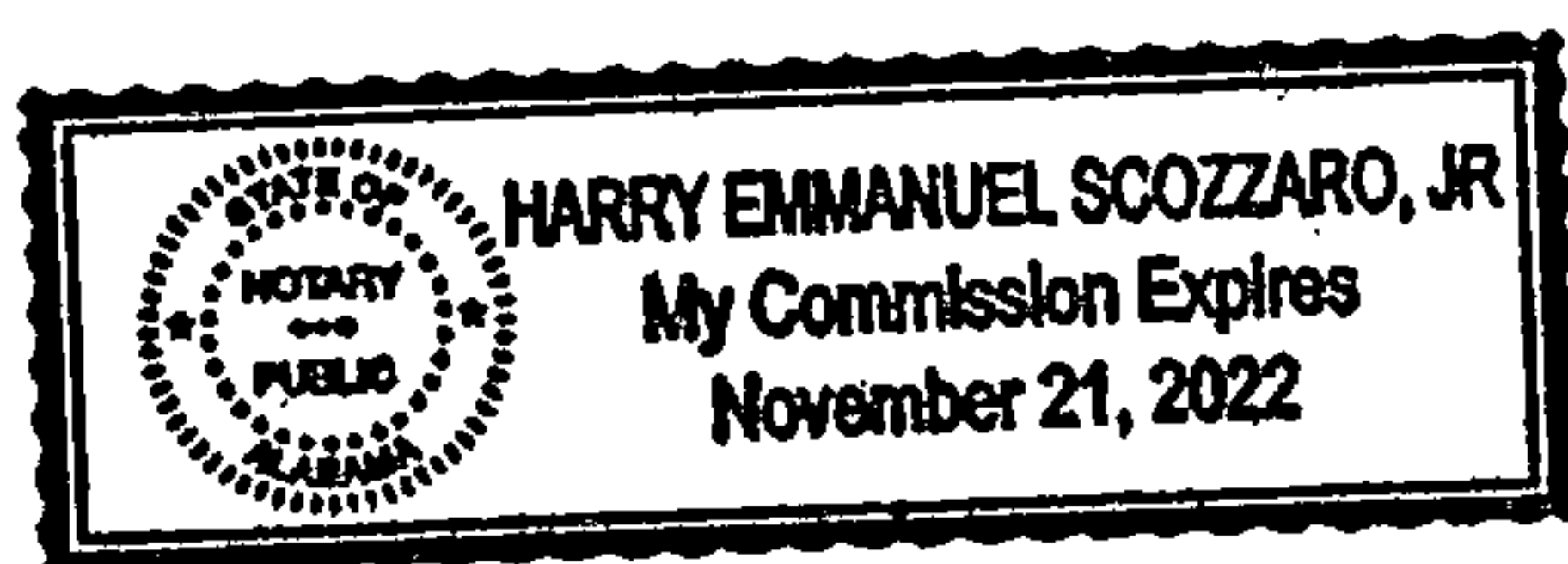

NOTARY PUBLIC
My Commission Expires: 11/21/2022


Beverly S. Horne
GRANTOR

STATE OF ALABAMA.)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Beverly S. Horne, 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, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of MAY, 2020.




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 John & Beverly Horne
Mailing Address 213 Cedar Meadows
Maylene, AL 35080
(Both over
Age 65)

Grantee's Name J. Edward Horne, Thomas Horne
Mailing Address Deborah Horne, Sherill Horne
213 Cedar Meadows
Maylene, AL 35080

Property Address 213 Cedar Meadows
Maylene, AL 35080

Date of Sale 05/13/2020
Total Purchase Price \$

Shelby County, AL 06/02/2020
State of Alabama
Deed Tax: \$158.00

or
Actual Value \$

or
Assessor's Market Value \$ 236,700 (7157,800)

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 SC TAX Assessors website
as of 6/1/2020

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 6/2/2020

Print H. Emmanuel Scorzno, Jr.

☐ Unattested

Sign H. Emmanuel Scorzno, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



20200602000220620 3/3 \$188.00
Shelby Cnty Judge of Probate, AL
06/02/2020 10:09:57 AM FILED/CERT