



20200928000435160 1/3 \$124.50
Shelby Cnty Judge of Probate, AL
09/28/2020 10:55:14 AM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Faye LaCagnina
260 Stoney Trl
Maylene, AL 35114

STATE OF ALABAMA
SHELBY COUNTY

}

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Faye LaCagnina**, an unmarried woman and the surviving grantee in the joint survivorship deed dated November 3, 2006 recorded in the Shelby County Probate Office as Instrument #20061130000581260, the other grantee, Richard LaCagnina, having died on or about January 19, 2020 (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to herself during the full term of her natural life the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEE, **David Earl McCurry, Tina Louise Morgan, and Elizabeth F. McCurry** (hereinafter referred to as GRANTEE whether one or more), the full fee simple title to the real estate, subject only to a life estate reserved here by GRANTOR, legally described as;

Lot 59, according to the map of plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006 as Document 20060323000138000, in said Probate Office.

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

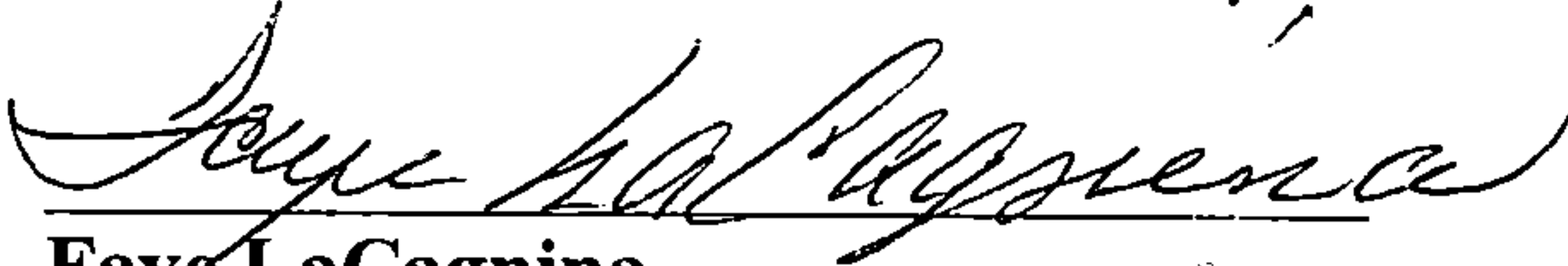
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.


AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due

for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16 day of September, 2020.


Faye LaCagnina


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STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Faye LaCagnina**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of September, 2020.


Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

Real Estate Sales Validation Form

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

Grantor's Name Faye LaCagnina
Mailing Address _____
260 Stoney Trl
Maylene, AL 35114

Grantee's Name David Earl McCurry & Tina Louise Morgan
Mailing Address Elizabeth F McCurry
260 Stoney Trl
Maylene, AL 35114

Property Address 260 Stoney Trl
Maylene, AL 35114

Date of Sale 09/16/2020
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 190,500.00

Shelby County, AL 09/28/2020
State of Alabama
Deed Tax: \$95.50

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/2 Tax Assessor's Value---Life Estate Deed
☐ Closing Statement \$95,250.00

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 09/16/2020

Print Justin Smitherman

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1