

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:
Ronald T. Wilson and Martha J. Wilson
2801 St. Patrick Place North
Helena, AL 35080

WARRANTY DEED WITH LIFE ESTATE RESERVATION

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, and specifically to create a **Life Estate Reservation**, along with other good and valuable consideration provided to **RONALD T. WILSON** and **MARTHA J. WILSON**, a married couple, (hereinafter called "Grantors"), **said Grantors** do hereby GRANT, BARGAIN, and CONVEY to **BRANDY WILSON EATON**, a married woman, (hereinafter called the "Grantee"), an undivided interest in the following property situated in Shelby County, Alabama, and **SUBJECT TO the reservation stated below in subparagraph (A)**, to wit:

LOT 28, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE PHASE I, AS RECORDED IN MAP BOOK 11, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any. Also subject to an indebtedness thereon.

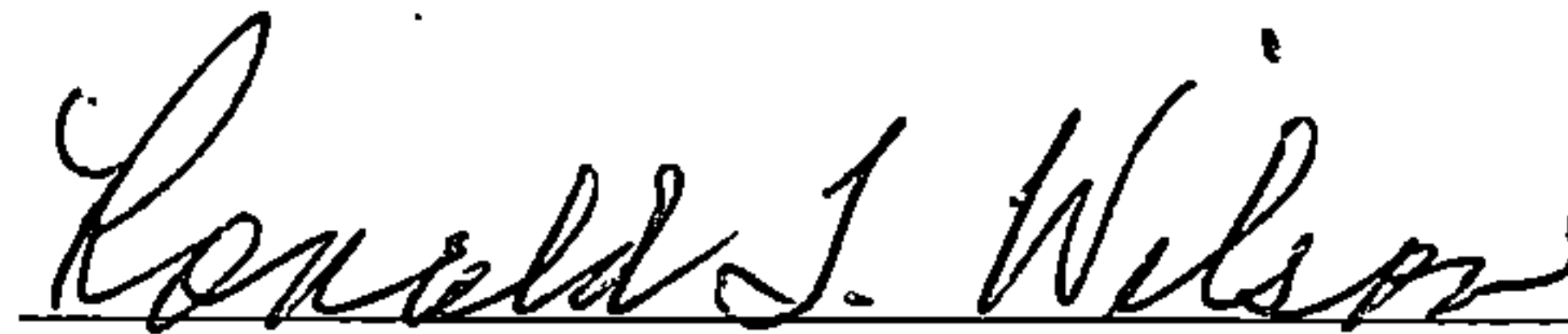
(A) EXCEPT THAT said GRANTORS expressly reserve unto themselves a LIFE ESTATE (to use, occupy, and collect rents or other income therefrom) in and to said property until the death of the survivor of them, and it is the GRANTORS' expressed intention to convey to the GRANTEE only the remainder interest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

Property Address: 2801 St. Patrick Place North, Helena, Alabama 35080.

TO HAVE AND TO HOLD unto the GRANTEE in fee simple absolute, 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 grantee or her heirs and assigns forever upon the death of the last grantor.

And said GRANTORS do for themselves, their heirs, successors and assigns, covenant with the GRANTEE, her 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

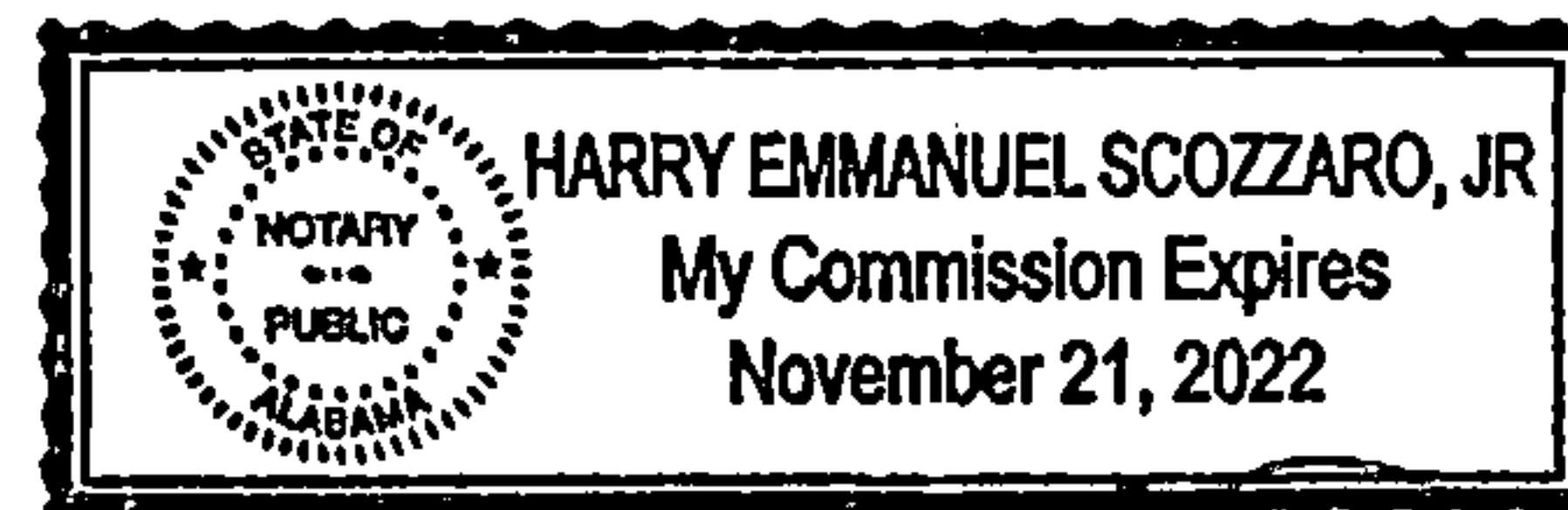



RONALD T. WILSON
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, RONALD T. WILSON, 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, he executed the same voluntarily on this 12 day of April, 2021.


NOTARY PUBLIC

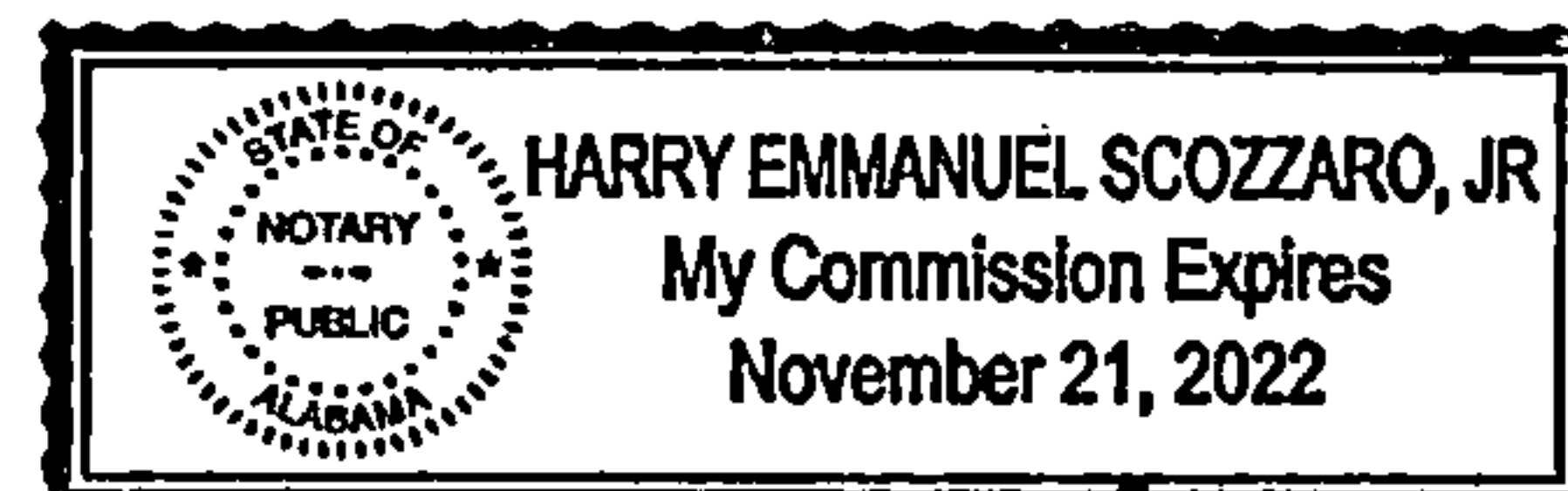



MARTHA J. WILSON
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTHA J. WILSON, 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 executed the same voluntarily on this 12 day of April, 2021.


NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Ronald & Martha Eaton
Mailing Address 2801 St. Patrick Pl. N.
Helena AL 35080

Grantee's Name B. Randy Wilson Eaton
Mailing Address 2801 St. Patrick Pl. N.
Helena, AL 35080

Property Address 2801 St. Patrick Pl. N.
Helena, AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 143,200⁰⁰ ~~xx~~

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 Assessor webpage
as of 4/12/21

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 _____

Print _____

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



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Shelby Cnty Judge of Probate, AL
05/27/2021 11:31:39 AM FILED/CEPT