

20211103000532570 1/3 \$304.50  
Shelby Cnty Judge of Probate, AL  
11/03/2021 10:25:53 AM FILED/CERT

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:  
Shirley Ann LaPrarie  
1621 Southpointe Drive  
Hoover, AL 35244

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

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 **SHIRLEY ANN LAPRARIE**, a single woman, (hereinafter called "Grantor"), **said Grantor** does hereby **GRANT, BARGAIN, and CONVEY** to **JOHN H. LAPRARIE**, individually and **DANNA D. BROWN**, individually, (hereinafter called the "Grantees"), 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 31, ACCORDING TO THE SURVEY OF SOUTH POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject to: Any current taxes, easements, restrictions, reservations and conditions of record.**

**(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 GRANTEES only the remainder interest in said property, upon her death.**

Property Address: 1621 Southpointe Drive, Hoover, Alabama 35244.

**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, shall pass to the grantees or their heirs and assigns forever upon the death of the grantor.

And said GRANTOR does for herself, her successors and assigns, covenant with the each GRANTEES, their heirs and assigns, that said Grantor is 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


Shelby County, AL 11/03/2021  
State of Alabama  
Deed Tax: \$275.50

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 29 day of October, 2021.

Shirley Ann LaPrarie  
**SHIRLEY ANN LAPRARIE**  
**GRANTOR**

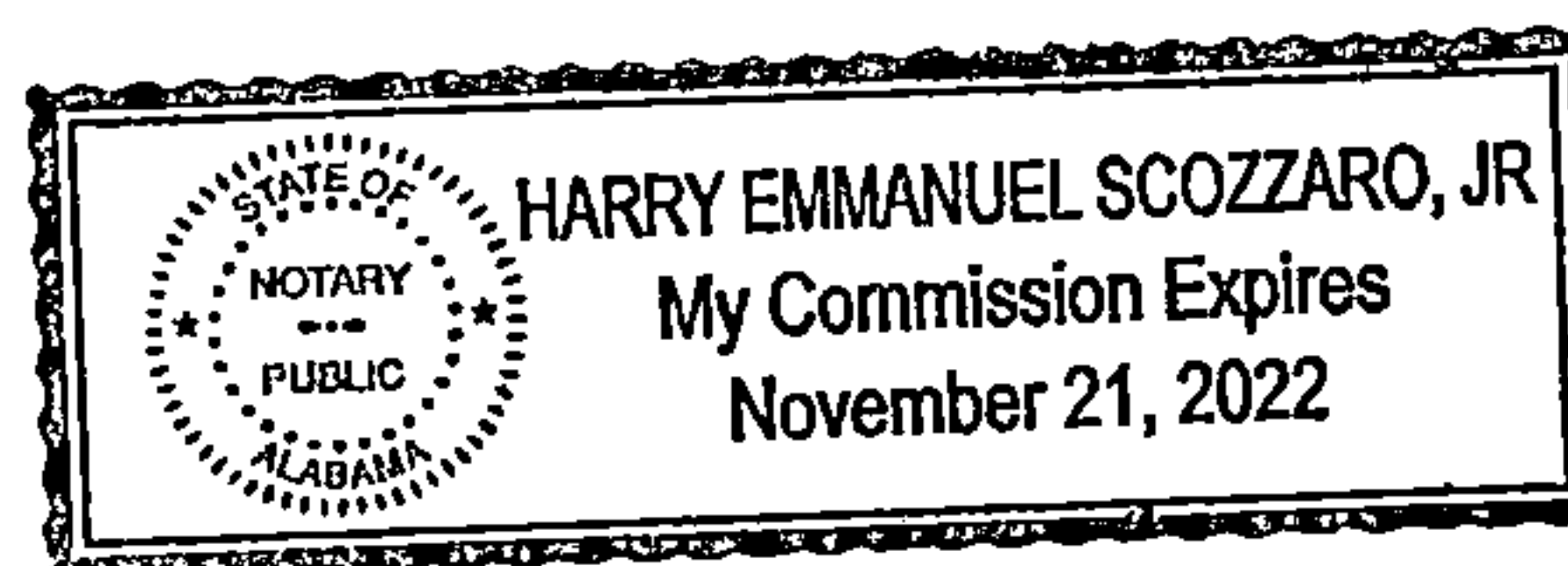
STATE OF ALABAMA )  
SHELBY COUNTY )

  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Shirley Ann LaPrarie, 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 the day the same bears date.

Given under my hand and official seal this 29 day of October, 2021.

H. E. Scozzaro, Jr.  
NOTARY PUBLIC  
My Commission Expires: 11/21/22





## Real Estate Sales Validation Form

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

Grantor's Name Shirley Ann LaPrarie  
Mailing Address 1621 Southpointe Drive  
Houma, AL 35244

Grantee's Name DANNA D. Brown  
Mailing Address 1621 Southpointe Dr.  
Houma, AL 35244

Property Address 1621 Southpointe Drive  
Houma, AL 35244

Date of Sale 10/29/21  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 275,100.00

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 TAX Assessor

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 11-3-21

Print H. Emmanuel Sorzano Jr.

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1