



20211116000550300 1/3 \$257.00
Shelby Cnty Judge of Probate, AL
11/16/2021 10:23:57 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:
Juanita Thomas
767 Crider Road
Maylene, AL 35114

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00) and to create a Life Estate reservation, and other good and valuable consideration, provided to **Juanita Thomas**, a single, widowed female (hereinafter called "Grantor"), the receipt whereof is hereby acknowledged the same, said **Grantor** hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to **Karen L. Thomas Andrews, Charles James Thomas and Wendy Ann Thomas Marks**, adult children, in equal shares, (hereinafter called the "Grantees"), in the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO** the reservation stated below in subparagraph (A), to wit:

Lot 130, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions 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 GRANTEEES only the remainder interests, in the listed percentages, in said property.

TO HAVE AND TO HOLD unto said GRANTEEES in fee simple, 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 shall pass to the grantees or his or her heirs and assigns forever.

Shelby County, AL 11/16/2021
State of Alabama
Deed Tax:\$228.00

And said GRANTOR does for herself, successors and assigns, covenant with the said GRANTEEES, his/her 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 she will and their successors and assigns shall warrant and defend the same to the said GRANTEEES, his/her heirs and assigns forever, against the lawful claims of all persons on this the 8 day of November, 2021.

Juanita Thomas
JUANITA THOMAS
GRANTOR

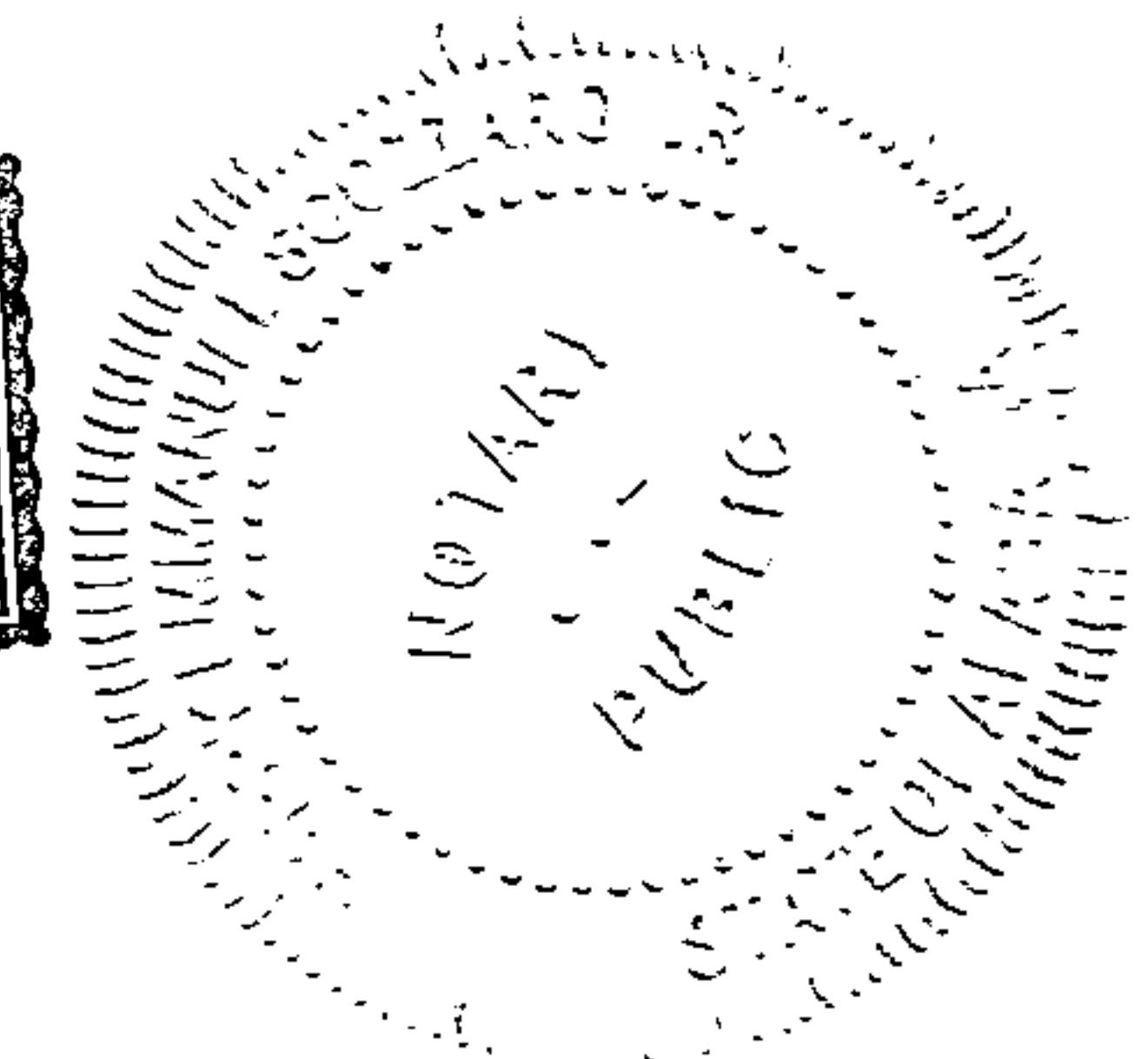
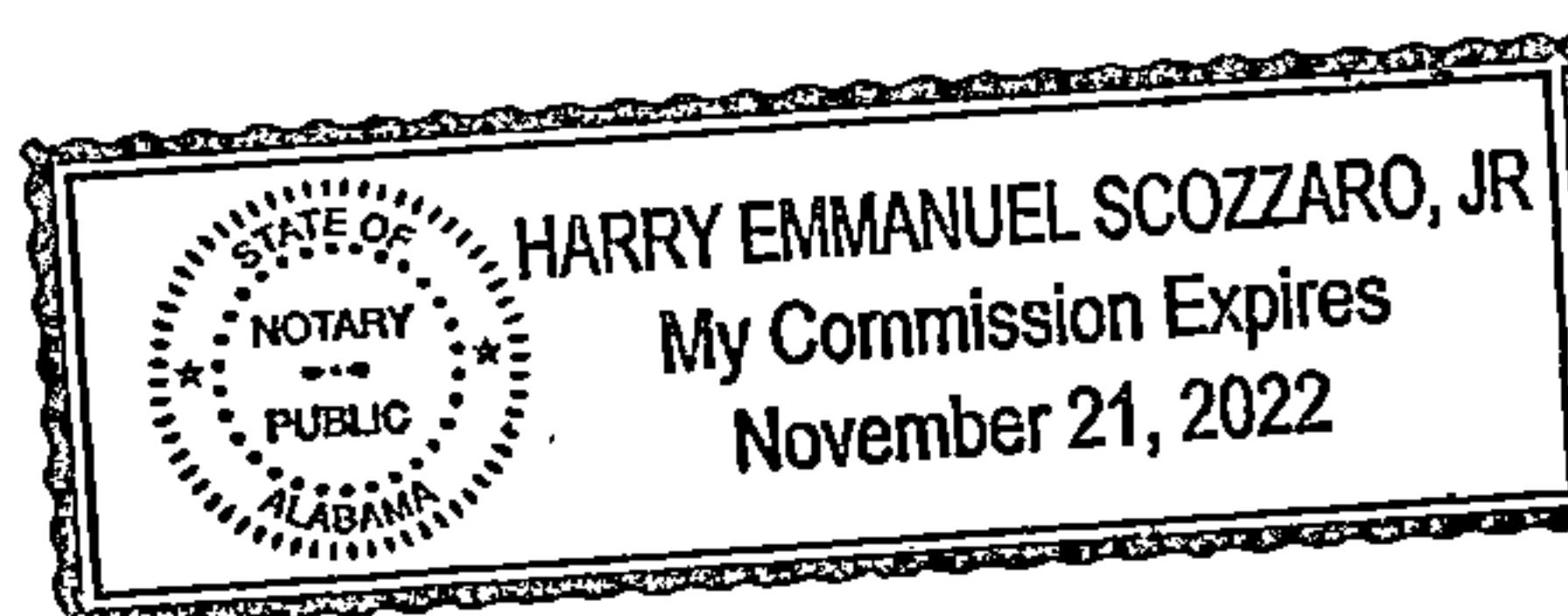


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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, JUANITA THOMAS, 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 this 8th day of November, 2021.

H. Emmanuel Scuzzaro
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 Juanita Thomas
Mailing Address 767 Cridle Road
Maylene, AL 35114

Property Address 767 Cridle Road
Maylene, AL 35114

Grantee's Name Karen L. Thomas Andrews
Mailing Address Charles James Thomas, Wendy Ann
Thomas Marks
767 Cridle Rd, Maylene, AL
35114

Date of Sale 11/8/21
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 228,000.00

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 11-16-21

Print H. Emmanuel Scorzari, Jr.

Unattested

Sign H. Emmanuel Scorzari, Jr.

(Grantor/Grantee/Owner/Agent) circle one

