



20220401000133220 1/3 \$410.50
Shelby Cnty Judge of Probate, AL
04/01/2022 10:56:04 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:
Ronald G. Saenz and Jill V. Saenz
4015 Milners Crescent
Birmingham, AL 35242

WARRANTY DEED
WITH LIFE ESTATE RESERVATION FOR GRANTORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for \$10.00, and to create a **Life Estate Reservation**, along with other good and valuable consideration provided to **Ronald G. Saenz and Jill V. Saenz**, a married couple, (hereinafter called "Grantors"), **said Grantors** do hereby GRANT, BARGAIN, and CONVEY to **Caitlin B. Saenz**, in her individual capacity, (hereinafter called the "Grantee"), an undivided interest in the following property situated in Shelby County, Alabama, and **SUBJECT TO the life estate reservation stated below in subparagraph (A)**, to wit:

LOT 156, according to the survey of Greystone Farms Milners Crescent Sector, Phase One as recorded in Map Book 19, Page 140, in the Probate Office of Shelby County, Alabama.

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

(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 the death of the last of them, and it is the GRANTORS' expressed intention to convey to the GRANTEES only the remainder interest in said property, upon the death of the last grantor.

Property Address: 4015 Milners Crescent, Birmingham, Alabama 35242.

TO HAVE AND TO HOLD unto the GRANTEE in fee simple absolute, her heirs and assigns, forever, subject to the life estate reservation of the GRANTORS; 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 living grantor.

And said GRANTORS do for themselves, their 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

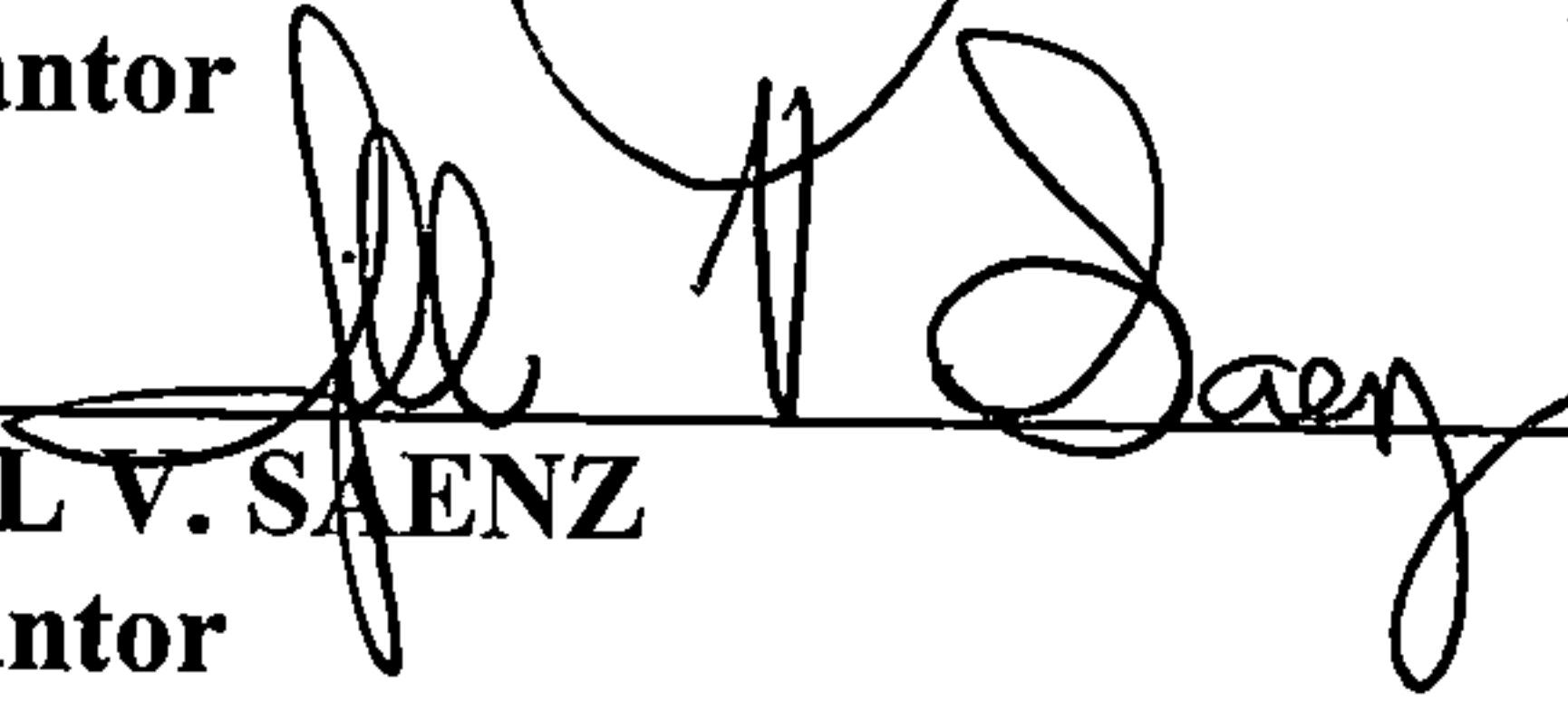
Shelby County, AL 04/01/2022
State of Alabama
Deed Tax: \$381.50

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

Given under our hands and seal this the 30 day of MARCH, 2022.



RONALD G. SAENZ
Grantor



JILL V. SAENZ
Grantor



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STATE OF ALABAMA)
SHELBY COUNTY)

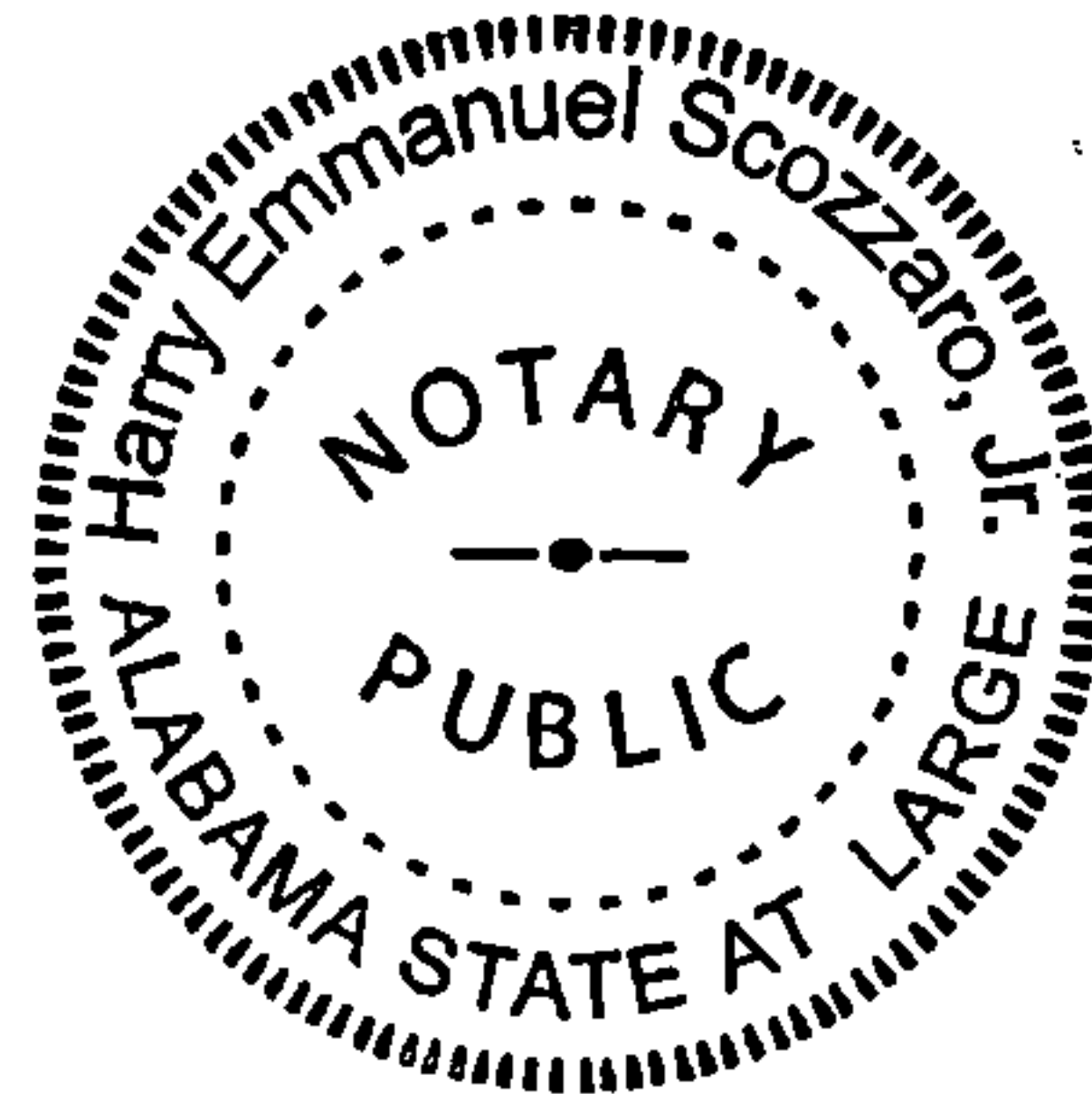
I, a Notary Public in and for said County, in said State, hereby certify that, RONALD G. SAENZ and JILL V. SAENZ, whose names are signed to the foregoing conveyance and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of MARCH, 2022.



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 Ronald & Jill Saenz
Mailing Address 4015 Milnes Crescent
Birmingham AL 35242

Grantee's Name Caitlin Saenz
Mailing Address 4015 Milnes Crescent
Bhm AL 35242

Property Address 4015 Milnes Crescent
Birmingham AL 35242

Date of Sale 4-1-22
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 381,400

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 S/C 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 4-1-22

Print H. Emmanuel Scorzano, Jr.

Unattested

Signature [Handwritten Signature]
(Grantor/Grantee/Owner/Agent) circle one



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