



20220615000240330 1/4 \$244.00
Shelby Cnty Judge of Probate, AL
06/15/2022 10:38:38 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:
Linda M. Higdon
5223 Wade Street
Helena, AL 35080

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 **Linda M. Higdon**, an unmarried woman, (hereinafter called "Grantor"), said **Grantor** does hereby **GRANT**, **BARGAIN**, and **CONVEY** to and **John C. Higdon, Jr.** and **Annmarie Kathleen Segars**, in their individual capacities, (hereinafter called the "Grantees"), 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:

- **SEE ATTACHED EXHIBIT A WHICH IS HEREBY INCORPORATED BY REFERENCE**
- **John C. Higdon, Sr.**, listed in the prior deed on this property in Instr.# 2000-11240 passed away on 6/26/2018 while married to the Grantor herein.

Subject to: Any current taxes, easements, restrictions, reservations, liens, mortgages and conditions of record in the Probate Office of Shelby County, Alabama.

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

Property Address: 5223 Wade Street, Helena, Alabama 35080.

TO HAVE AND TO HOLD unto the GRANTEES in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation of the GRANTOR; 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 GRANTEES, their heirs and assigns, that said Grantor is lawfully seized in fee simple of said

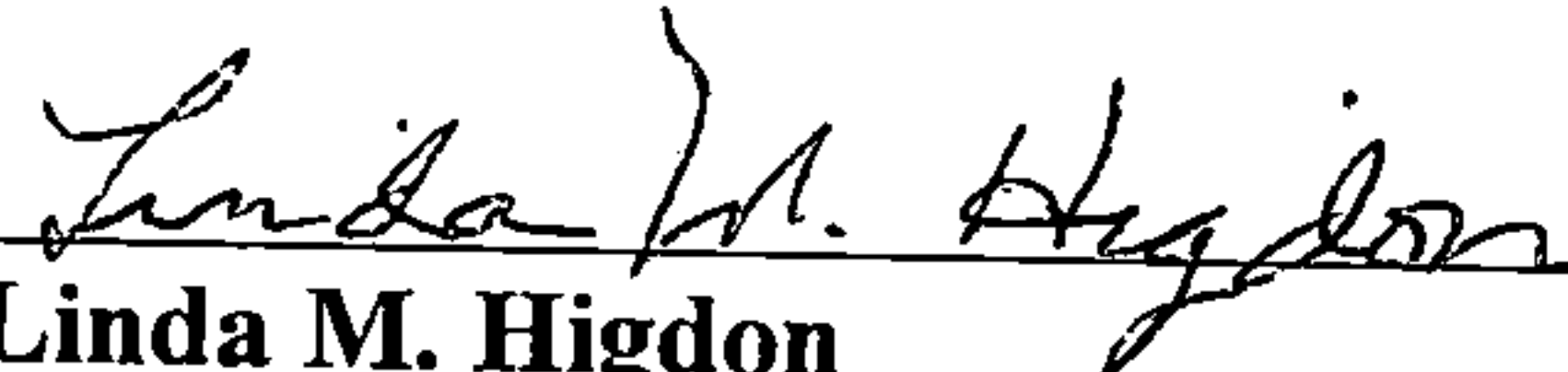
Shelby County, AL 06/15/2022
State of Alabama
Deed Tax: \$212.00



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premises; that the same is free from all encumbrances, unless otherwise noted above; that she has 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

Given under our hands and seal this the 17 day of MAY, 2022.



Linda M. Higdon
Grantor

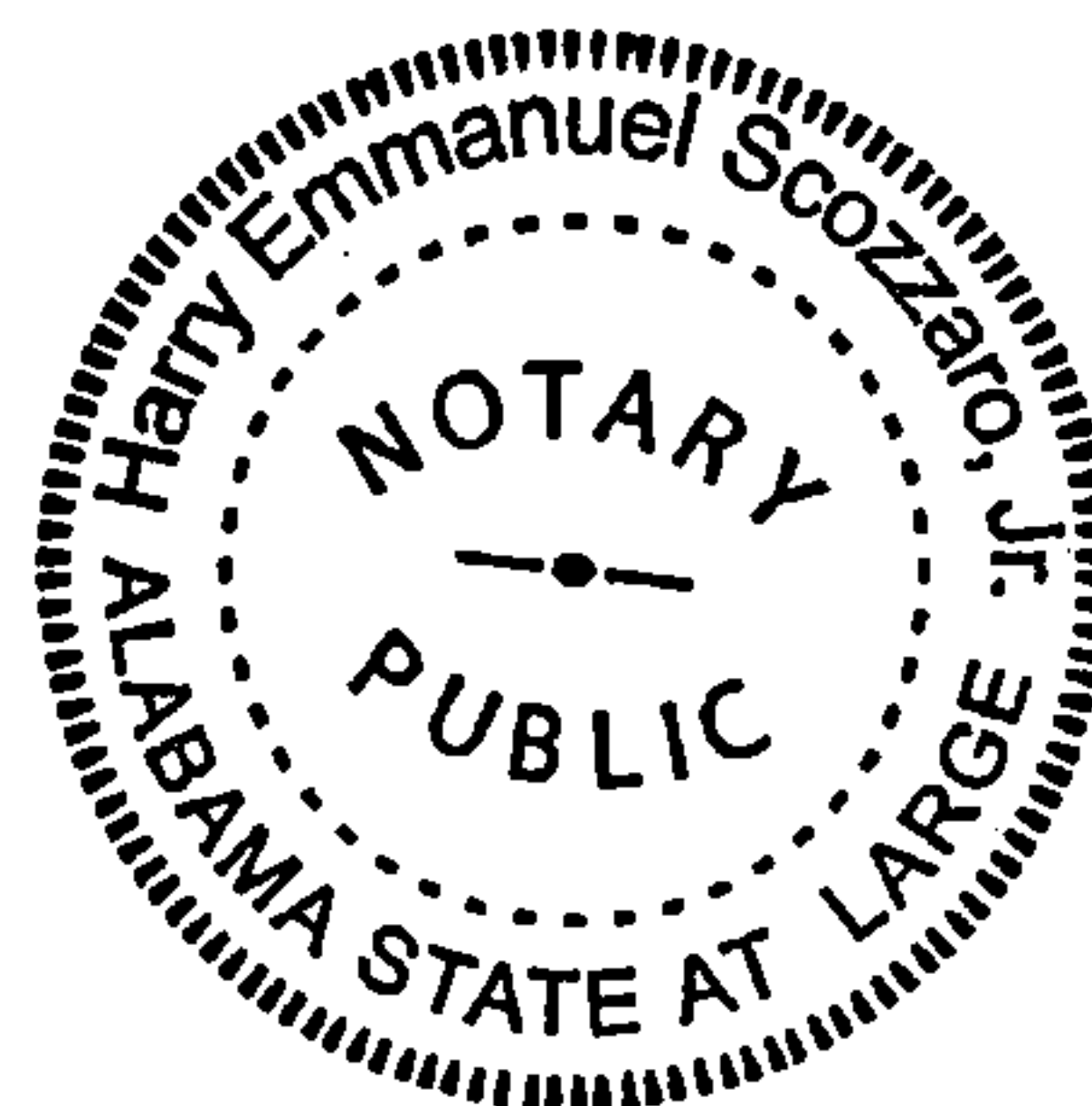
STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, Linda M. Higdon, whose name is signed to the foregoing conveyance and who is personally 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 17 day of MAY, 2022.



NOTARY PUBLIC
My Commission Expires: 11/21/22





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“EXHIBIT A”

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MOR PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 31 OF SHANNON GLEN SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA. THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SHANNON GLEN SUBDIVISION, A DISTANCE OF 168.0 FEET TO THE POINT OF BEGINNING; THEN CONTINUE ALONG LAST DESCRIBED COURSE, ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 519.69 FEET TO THE NORTHEAST CORNER OF LOT 36 OF SAID SHANNON GLEN SUBDIVISION; THENCE 94 DEGREES 40 MINUTES 30 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 272.03 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUM OF 154.21 FEET AND A CENTRAL ANGLE OF 38 DEGREES 04 MINUTES 52 SECONDS; THENCE 66 DEGREES 44 MINUTES 38 SECONDS LEFT TO TANGENT OF SAID CURVE; THENCE ALONG ARC OF SAID CURVE, IN A NORTHWESTERLY DIRECTION, THEN SOUTHWESTERLY DIRECTION A DISTANCE OF 102.49 FEET TO THE END OF SAID CURVE; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 185.0 FEET; THENCE 02 DEGREES 35 MINUTES 32 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 239.66 FEET; THENCE 67 DEGREES 41 MINUTES 28 SECONDS LEFT, IN A SOUTHERLY DIRECTION, A DISTANCE OF 118.43 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Linda M. Hydon
Mailing Address 5223 Wade Street
Helena, AL 35080

Grantee's Name John C. Hydon, Jr.
Mailing Address Ann Marie Kathleen Segers
5223 Wade Street
Helena, AL 35080

Property Address 5223 Wade Street
Helena, AL 35080

Date of Sale 5-17-22
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 211,760.00

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 SLC 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 _____

Print H. Emmanuel Scorsone, Jr.

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1