



20220810000312520 1/3 \$174.00
Shelby Cnty Judge of Probate, AL
08/10/2022 11:26:24 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:
David Rogers and Lesa Rogers
88 Jetty Circle
Shelby, AL 35143

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 **David Rogers and Lesa Rogers**, a married couple, (hereinafter called "Grantors"), **said Grantors** do hereby **GRANT, BARGAIN, and CONVEY** to **and Travis W. Summerville and Christopher G. Summerville**, 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:

COMMENCE AT THE NW CORNER OF THE SW ¼ OF THE NW ¼ OF SECTION 12, TOWNSHIP 24 NORTH, RAGE 15 EAST, SHELBY COUNTY, ALABAMA; THENCE S00 DEGREES 00' 36" E, A DISTANCE OF 113.41' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 156' 57"; THENCE S00 DEGREES 00'56" W, A DISTANCE OF 78.57'; THENCE S00 DEGREES 00'13" W, A DISTANCE OF 80.06'; THENCE N89 DEGREES 52'55" E, A DISTANCE OF 99.98'; THENCE N00 DEGREES 00'49" W, A DISTANCE OF 272.03' TO A SEAWALL; THENCE N64 DEGREES 22'38" W, A DISTANCE OF 26.81'; THENCE N24 DEGREES 37'50" E, A DISTANCE OF 10.78'; THENCE N63 DEGREES 42'53" W, A DISTANCE OF 35.53'; THENCE N81 DEGREES 39'52" W, A DISTANCE OF 36.27'; THENCE N87 DEGREES 23'21" W, A DISTANCE OF 12.51' TO THE POINT OF BEGINNING.

Subject to: Any current taxes, easements, restrictions, reservations, liens, mortgages 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. Further, grantors retain for themselves a power of appointment with respect to the life-estate reservation.**

Property Address: 24 Hwy 408 , Shelby, AL 35143.

Shelby County, AL 08/10/2022
State of Alabama
Deed Tax: \$144.00



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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 GRANTORS; 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 last living grantor.

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

Given under our hands and seal this the 20 day of July, 2022.

David Rogers
Grantor

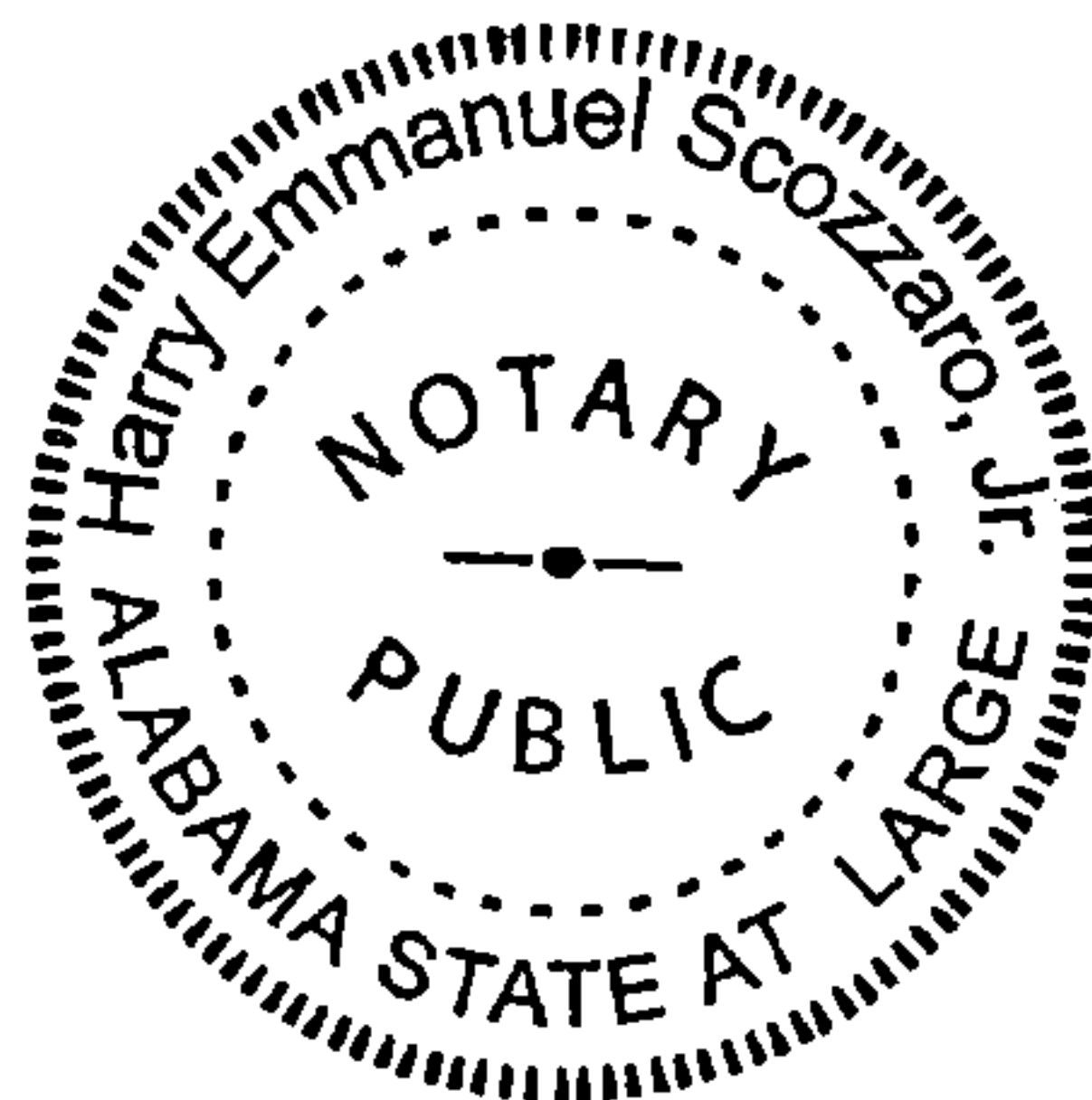
Lesa Rogers
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, David Rogers and Lesa Rogers, 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 this 20 day of July, 2022.

NOTARY PUBLIC
My Commission Expires:

11/21/22





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Real Estate Sales Validation Form

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

Grantor's Name David & Lesa Rogers
Mailing Address 88 Jetty Circle
Shelby, AL 35743

Grantee's Name Travis Summerville
Mailing Address Christopher G. Summerville
88 Jetty Cir
Shelby, AL 35743

Property Address 24 Hwy 408
Shelby, AL 35743

Date of Sale 7/20/22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 143,820

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 8/10/22

Print H. Emmanuel Seaton, Jr.

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1