


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:  
Martha Joan Bishop  
179 Scarlett Oak Drive  
Maylene, AL 35114

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

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

  
20220902000344430 1/3 \$397.00  
Shelby Cnty Judge of Probate, AL  
09/02/2022 11:39:16 AM FILED/CERT

**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 **Martha Joan Bishop**, a single woman, (hereinafter called "Grantor"), **said Grantor** does hereby GRANT, BARGAIN, and CONVEY to **Jodi Lambert and Sheri Gilbert**, in their individual capacities, (hereinafter called the Grantees"), an undivided, equal 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 414, ACCORDING TO THE SURVEY OF LAKE FOREST, SECTOR 4, AS RECORDED IN MAP BOOK 28, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

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

\*Martha Joan Bishop is the surviving spouse of Olen Dale Bishop who was an original joint grantee with right of survivorship and the said Olen Dale Bishop passed away on August 01, 2007.

**(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. Further, grantor retains for herself a power of appointment with respect to the life-estate reservation.**

Property Address: 179 Scarlett Oak Drive, Maylene, AL 35114

**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

Shelby County, AL 09/02/2022  
State of Alabama  
Deed Tax: \$369.00

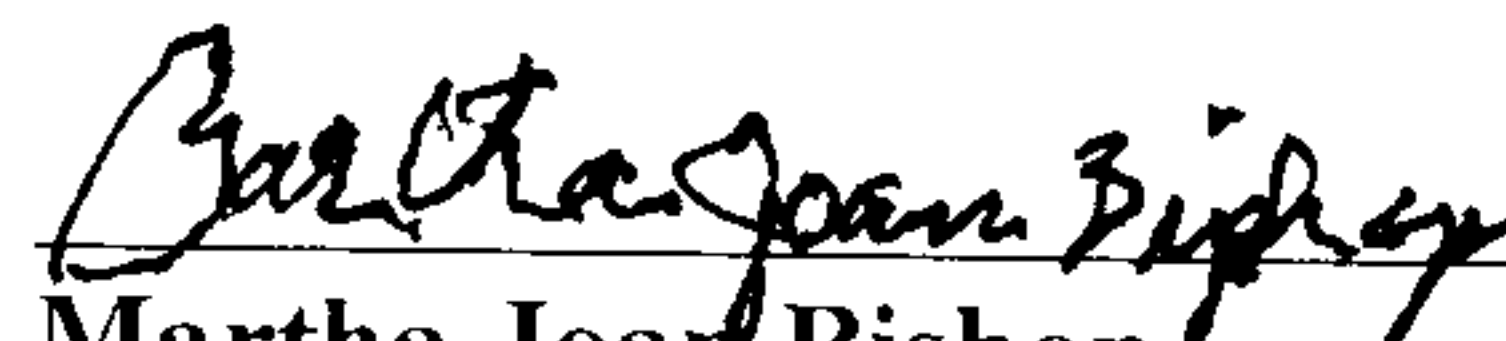


20220902000344430 2/3 \$397.00  
Shelby Cnty Judge of Probate, AL  
09/02/2022 11:39:16 AM FILED/CERT

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 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 she 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 16 day of August, 2022.

  
\_\_\_\_\_  
Martha Joan Bishop  
Grantor

STATE OF ALABAMA                    )  
SHELBY COUNTY                    )

I, a Notary Public in and for said County, in said State, hereby certify that, Martha Joan Bishop, 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 16 day of August, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:





\*Life Estate\*

# Real Estate Sales Validation Form

20220902000344430 3/3 \$397.00  
Shelby Cnty Judge of Probate, AL  
09/02/2022 11:39:16 AM FILED/CERT

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

Grantor's Name Martha Joan Bishop  
Mailing Address 179 Scarlett Oak Drive  
Maylene, AL 35014

Grantee's Name Jodi Lambert & Sheri Gilbert  
Mailing Address 179 Scarlett Oak Drive  
Maylene, AL 35014

Property Address 179 Scarlett Oak Drive  
Maylene, AL 35014

Date of Sale 8-16-22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 369,000.00

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 \_\_\_\_\_

Print H. Emmanuel Scorsone, Jr.

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1