



20221104000414350 1/3 \$163.50
Shelby Cnty Judge of Probate, AL
11/04/2022 11:35:03 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:
Vicki Fay Lacy Greenhill
7562 Highway 119
Alabaster, AL 35007

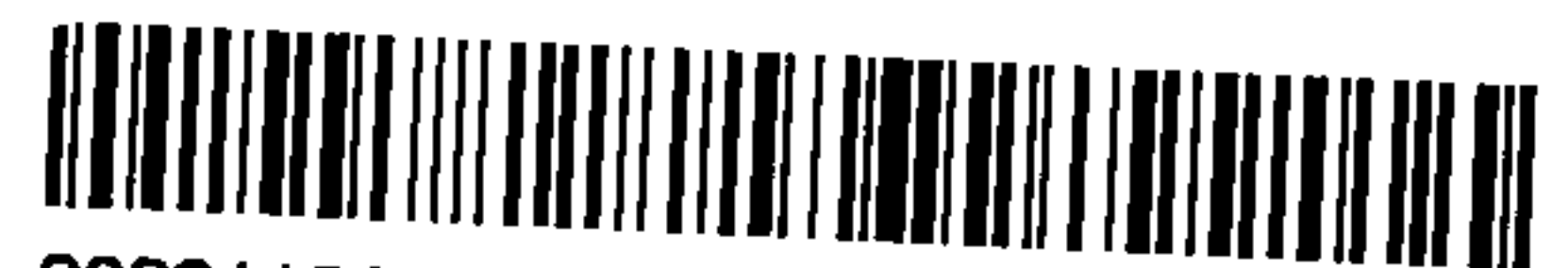
WARRANTY DEED
WITH LIFE ESTATE RESERVATION FOR GRANTORS

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 **Vicki Faye Greenhill**, a single woman, (hereinafter called "Grantor"), **said Grantor** does hereby GRANT, BARGAIN, and CONVEY to **Charles Malcolm P'Pool**, in his 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:

Commence at a found steel rebar corner that represents the southeast corner of the southwest quarter of the southeast quarter of Section 23, Township 21 south, Range 3 west, Shelby County, Alabama and run thence North 02 degrees 05 minutes 19 seconds West along the east line of the said southwest quarter of the southeast quarter and part of the northwest quarter of the southeast quarter of said Section 23 and west of an existing barbed wire fence line a distance of 1,993.86' to set a capped rebar corner near an existing fence corner; Thence run South 89 degrees 36 minutes 35 seconds West along and near an existing barbed wire fence line a distance of 1,333.53' to a set capped rebar corner on the west line of same said northwest quarter of the southeast quarter near an existing fence corner; Thence run North 02 degrees 11 minutes 43 seconds West along said quarter-quarter line a distance 107.40' to set a capped rebar corner near an existing fence corner; Thence run South 67 degrees 01 minutes 40 seconds West along and very near to an existing barbed wire fence line a distance of 421.26' to a set capped rebar corner and the point of beginning of the property, Parcel 2, being described; Thence run South 27 degrees 42 minutes 29 seconds East a distance of 771.04' to a set rebar corner; Thence run South 37 degrees 04 minutes 46 seconds West a distance of 321.18' to a set rebar corner on the easterly margin of Alabama Highway 119 in a curve to the left having a central angle of 06 degrees 02' 03" and a radius of 2,924.82'; Thence run northwesterly along the arc of said curve an arc distance of 308.03' to the P.T. of said curve; Thence run North 29 degrees 56 minutes 54 seconds West along said right of way of said Highway 119 a distance of 464.41' to a set rebar corner; Thence run North 67 degrees 01 minutes 40 seconds East a distance of 335.18' to a set rebar corner and the point of beginning, containing 5.68 acres, more or less.

Shelby County, AL 11/04/2022
State of Alabama
Deed Tax: \$135.50



20221104000414350 2/3 \$163.50
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Subject to: Any current taxes, easements, restrictions, reservations, liens, mortgages and conditions of record.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument No. 20030129000052780.

- (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 GRANTEE 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: 7562 Highway 119, Alabaster, AL 35007

TO HAVE AND TO HOLD unto the GRANTEE in fee simple absolute, his 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 grantee or his heirs and assigns upon the death of the grantor.

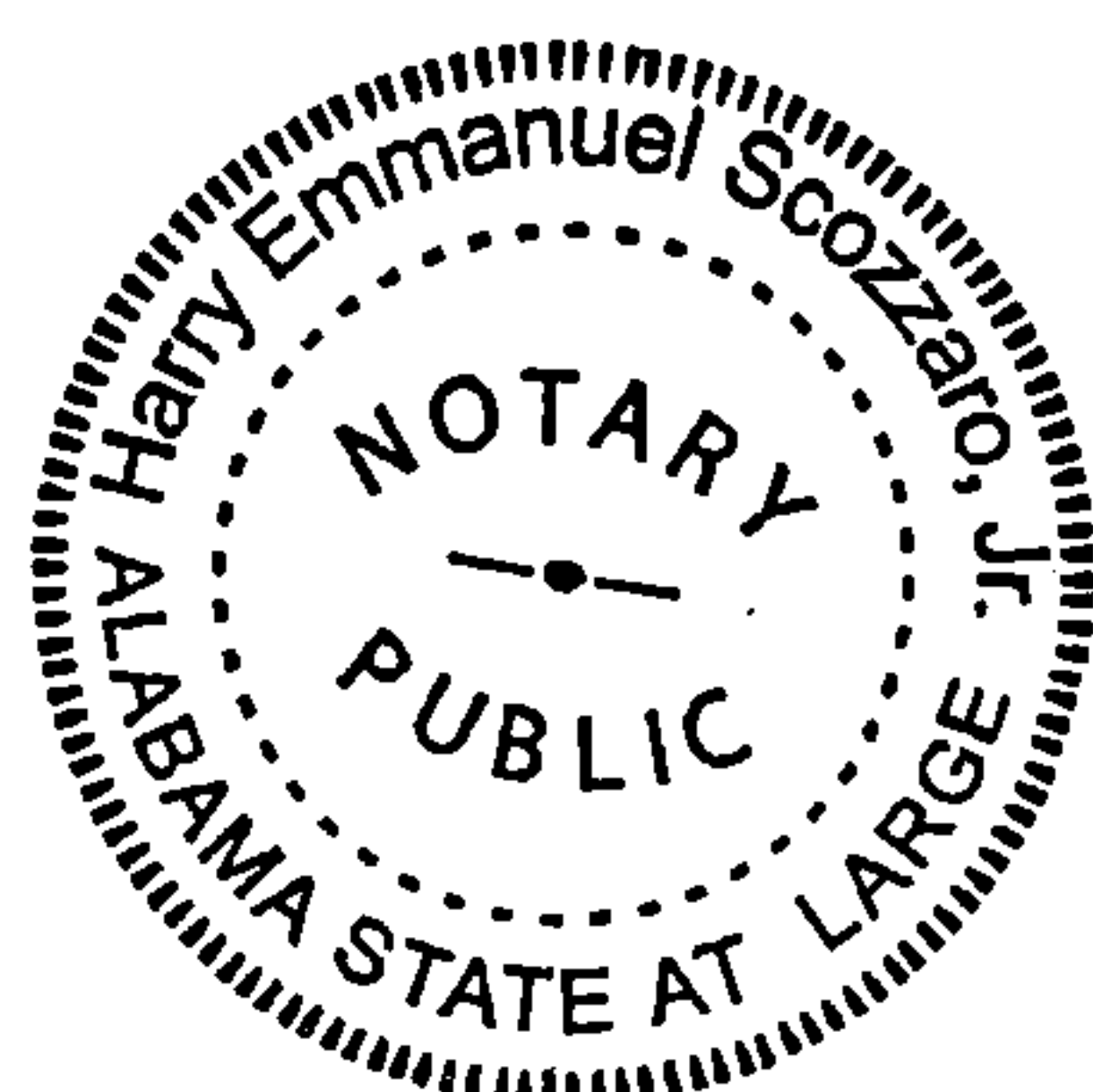
And said GRANTOR does for herself, her successors and assigns, covenant with the GRANTEE, his heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that she has a good right to convey the same as aforesaid, and that she will and her successors and assigns warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons. Given under my hand and seal this the 1ST day of November, 2022.

Vicki Faye Greenhill
 Vicki Faye Greenhill
 Grantor

STATE OF ALABAMA)
 SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, Vicki Faye Greenhill, 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 on this 1ST day of November, 2022.

H. E. Scozzaro, Jr.
 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 Vicki Faye Greenhill
Mailing Address 7562 Hwy 119
Alabaster, AL 35007

Grantee's Name Charles Malcolm P'Pool
Mailing Address 7562 Hwy 119
Alabaster, AL 35007

Property Address 7562 Highway 119
Alabaster, AL 35007

Date of Sale 11/1/22
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 270,870.00 ^{1/2} 135,435

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 11-4-22

Print H. Emmanuel Scowen, Jr

☐ Unattested

Sign H. Emmanuel Scowen, Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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