



20221121000428640 1/3 \$123.00  
Shelby Cnty Judge of Probate, AL  
11/21/2022 12:18:19 PM 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:  
Britney D. Masoner  
813 Creekview Drive  
Pelham, AL 35124

**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 **Britney D. Masoner** and **Tonya Masoner**, individuals and joint tenants with right of survivorship, (hereinafter called "Grantors"), do hereby GRANT, BARGAIN, and CONVEY to **Megan Bell**, in her individual capacity, and **Sarah Christine Scruggs**, 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 44, BLOCK 1, ACCORDING TO MAP AND SURVEY OF OAK MOUNTAIN ESTATES, SIXTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 102, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.**

**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: 813 Creekview Drive, Pelham, Alabama 35124

\*Grantors hold legal title under Instrument #: 20170406000116440 upon the death of Judy D. Masoner on July 04, 2020.

**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

Shelby County, AL 11/21/2022  
State of Alabama  
Deed Tax: \$94.00



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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 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 16<sup>th</sup> day of November, 2022.

Britney D. Masoner

Britney D. Masoner  
Grantor

Tonya Masoner

Tonya Masoner  
Grantor

STATE OF ALABAMA )  
SHELBY COUNTY )

I, a Notary Public in and for said County, in said State, hereby certify that, Britney D. Masoner and Tonya Masoner, 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 16 day of November, 2022.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 11/21/22



Life Estate

# Real Estate Sales Validation Form

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

Grantor's Name Bruce D. Mason  
Mailing Address Tanya Mason  
813 Creekside Drive  
Pelham, AL 35124

Grantee's Name Megan Bell  
Mailing Address Sarah Christine Scruggs  
813 Creekside Drive  
Pelham, AL 35124

Property Address 813 Creekside Dr.  
Pelham, AL 35124

Date of Sale 11/16/22  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 187,570.00

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 1/2 \$93,785

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 11-28-22

Print H. Emmanuel Scott, Jr.

☐ Unattested

Sign H. Emmanuel Scott, Jr.  
(Grantor/Grantee/Owner/Agent) circle one

eForms



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Form RT-1