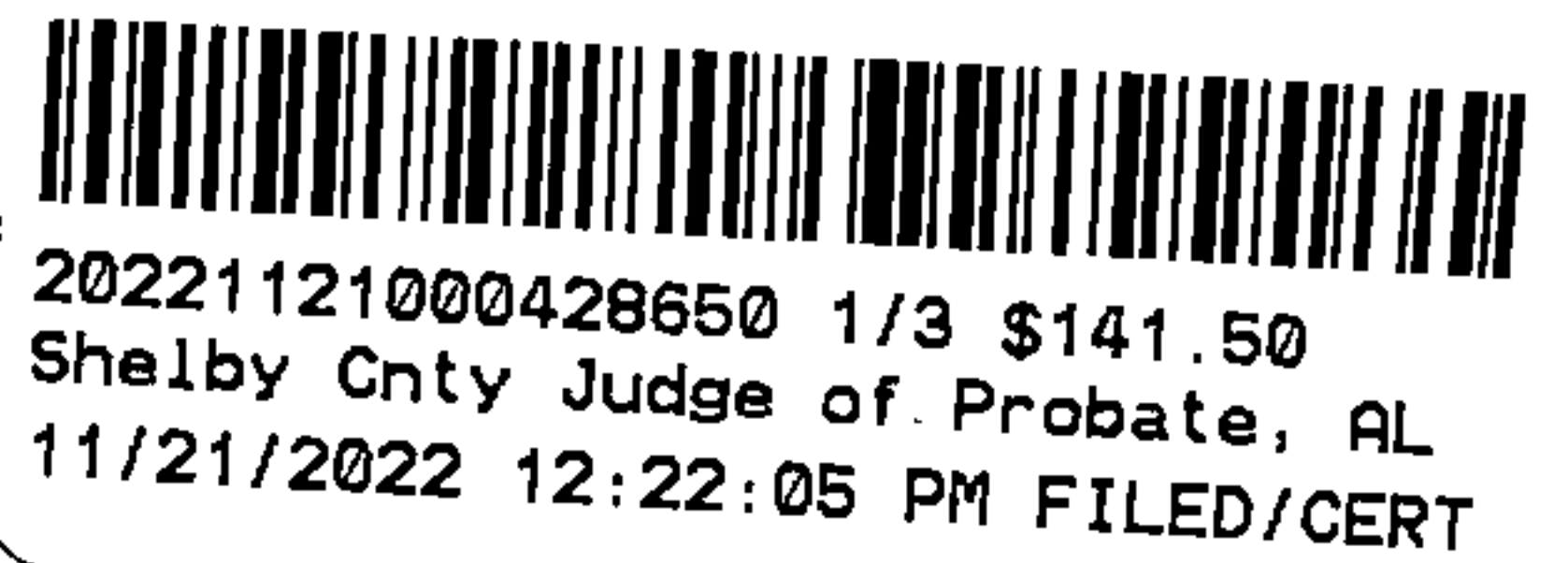




THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:
Scozzaro Law, LLC
P.O. Box 548
Helena, AL 35080

Send Tax Notice To:
Floyd Pitts and Lisa Pitts
1375 Dearing Downs Cir.
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 **Floyd Pitts and Lisa Pitts**, husband and wife (hereinafter called "Grantors"), said **Grantors** hereby **GRANT, BARGAIN, and CONVEY** to **Sarah Pitts and Stephen Pitts**, in their individual capacities, (hereinafter called the "Grantees"), equal interests in the following property situated in Shelby County, Alabama, and **SUBJECT TO** the life estate reservation stated below in subparagraph (A), to wit:

LOT 25 ACCORDING TO THE SURVEY OF DEARING DOWNS THIRD ADDITION AS RECORDED IN MAP BOOK 8, PAGE 15, SHELBY COUNTY, ALABAMA RECORDS.

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

- (A) **EXCEPT THAT** said **GRANTORS** expressly reserve unto themselves a **LIFE ESTATE** interest (to use, occupy, homestead, and collect rents or other income therefrom) in and to said property until the death of the last grantor, 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.

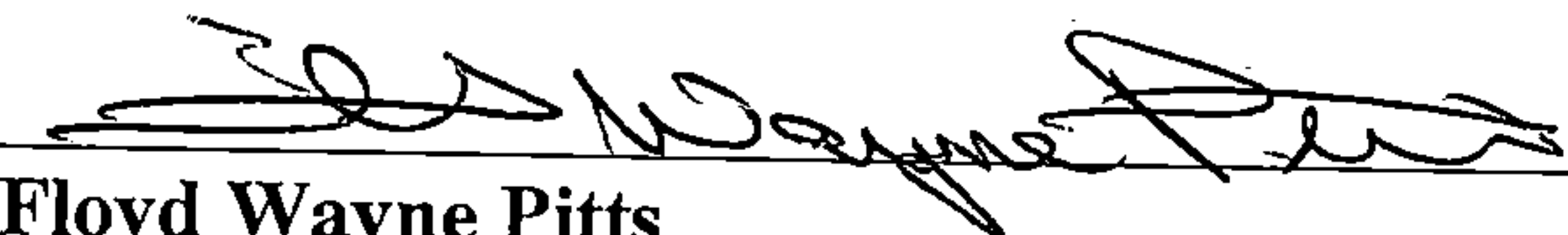
Property Address: 1375 Dearing Downs Cir., Helena, AL 35080

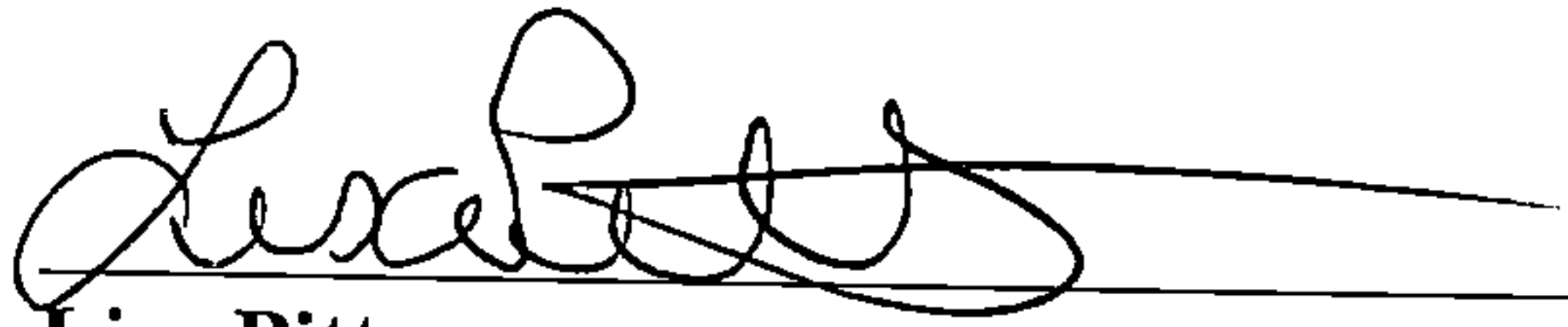
TO HAVE AND TO HOLD unto the **GRANTEES** in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation of the **GRANTORS**; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute, shall pass to the grantees or their heirs and assigns upon the death of the last 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; they have

Shelby County, AL 11/21/2022
State of Alabama
Deed Tax: \$110.50

good right to convey the same as aforesaid, and that they will and their successors and assigns 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 seals this the 9 day of November, 2022.

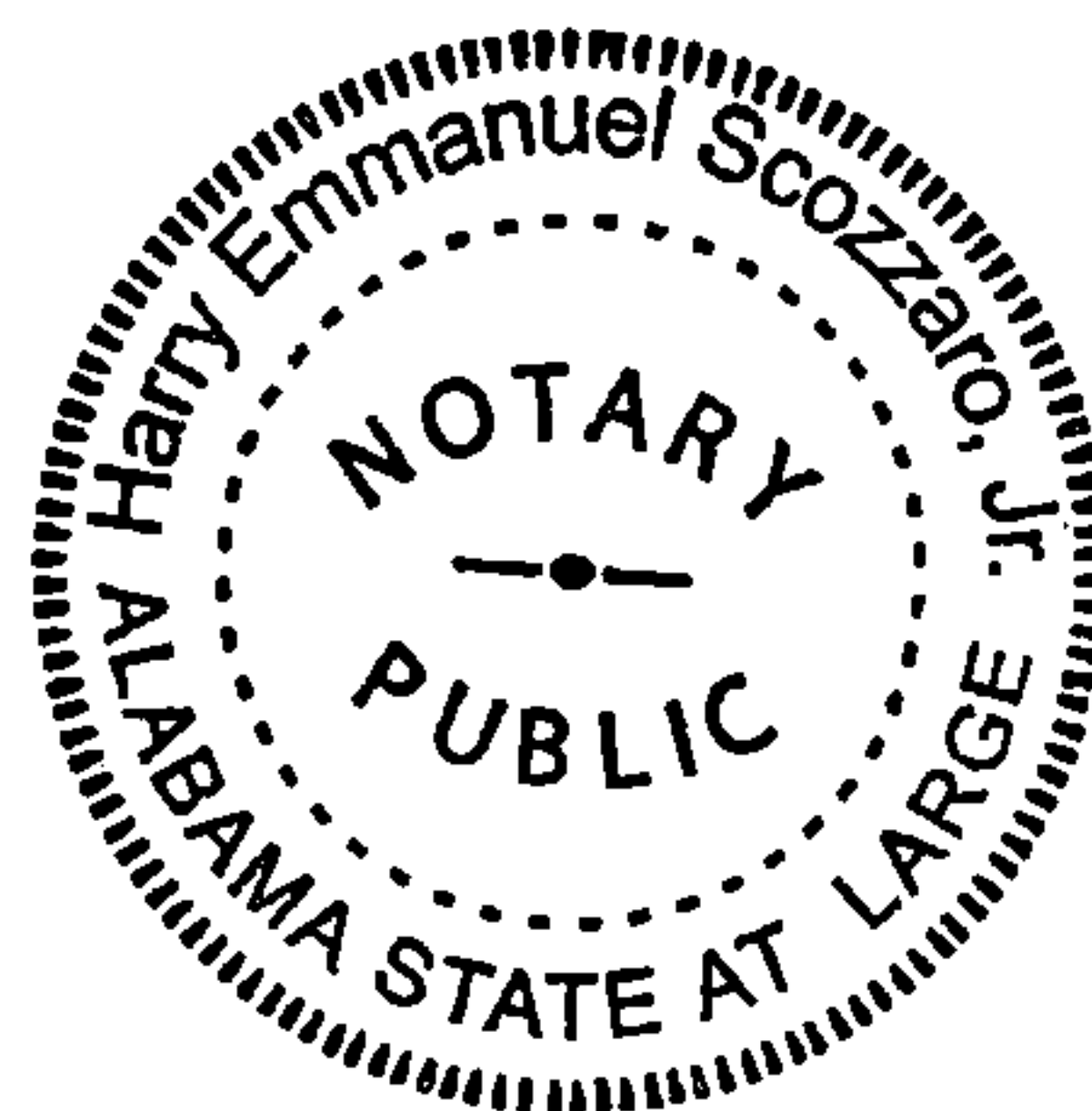

Floyd Wayne Pitts
Grantor


Lisa Pitts
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Floyd Pitts and Lisa Pitts, whose names are signed to the foregoing conveyance and who are known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, they execute the same voluntarily on this 9 day of November, 2022.


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 Floyd & Lisa Pitts
Mailing Address 1375 Daring Downs Circle
Helena, AL 35080

Grantee's Name Sarah & Stephen Pitts
Mailing Address 1375 Daring Downs Circle
Helena, AL 35080

Property Address 1375 Daring Downs Circle
Helena, AL 35080

Date of Sale 11/09/22
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 220,600.00

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 SC TAX Assessor 1/2 = \$ 110,300

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 11/21/22

Print

H. Emmanuel Scurro, Jr.

Unattested



20221121000428650 3/3 \$141.50
Shelby Cnty Judge of Probate, AL
11/21/2022 12:22:05 PM FILED/CERT

gn

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1