



20221121000428660 1/3 \$159.00
Shelby Cnty Judge of Probate, AL
11/21/2022 12:27:06 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:
SCOZZARO LAW, LLC
600 Creekside Court, P.O. Box 548
Helena, AL 35080

SEND TAX NOTICE TO:
Mary Jo Ethridge May, Trustee of the Mary Jo Ethridge May Living Trust
133 River Crest Lane
Helena, AL 35080

WARRANTY DEED
WITH LIFE ESTATE RESERVATION FOR GRANTOR

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 **Mary Jo Ethridge May**, a single woman, (hereinafter called "Grantor"), **said Grantor** does hereby GRANT, BARGAIN, and CONVEY to **Audra Lee May Romans** and **Jonathan Daniel May**, in their individual capacities, (hereinafter called the "Grantees"), an equal, 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 2084, OLD CAHABA PHASE V 5th ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 37, PAGE 53, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to: indebtedness, restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama as listed in Instrument # 20160201000032680 dated February 01, 2016.

Address of Property: 133 River Crest Lane, Helena, Alabama 35080.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument # 20160201000032680 dated February 01, 2016.

(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 during her lifetime.

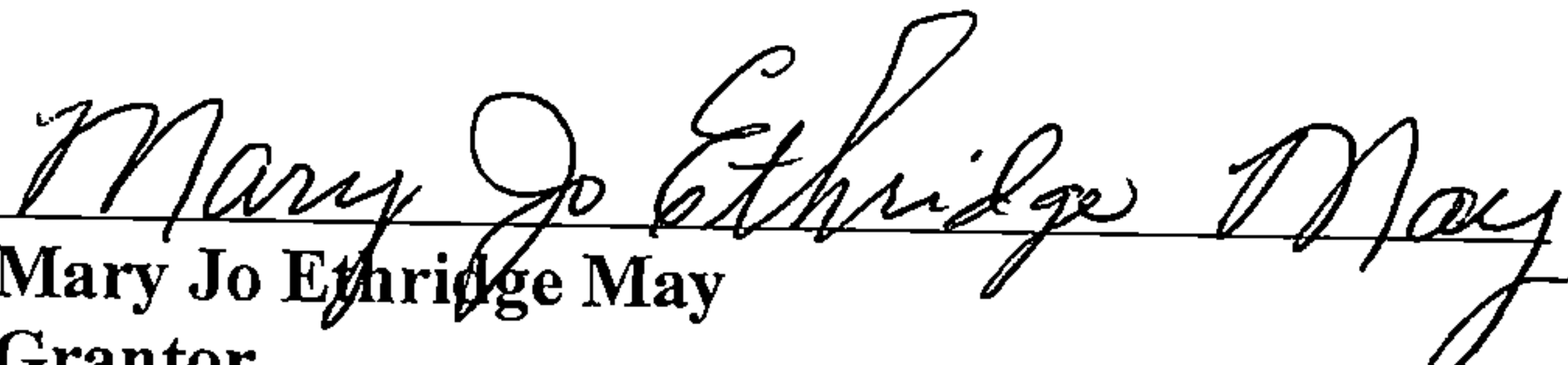
Property Address: 133 River Crest Lane, Helena, Alabama 35080.

Shelby County, AL 11/21/2022
State of Alabama
Deed Tax: \$130.00

20221121000428660 2/3 \$159.00
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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 GRANTOR; 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 grantor.

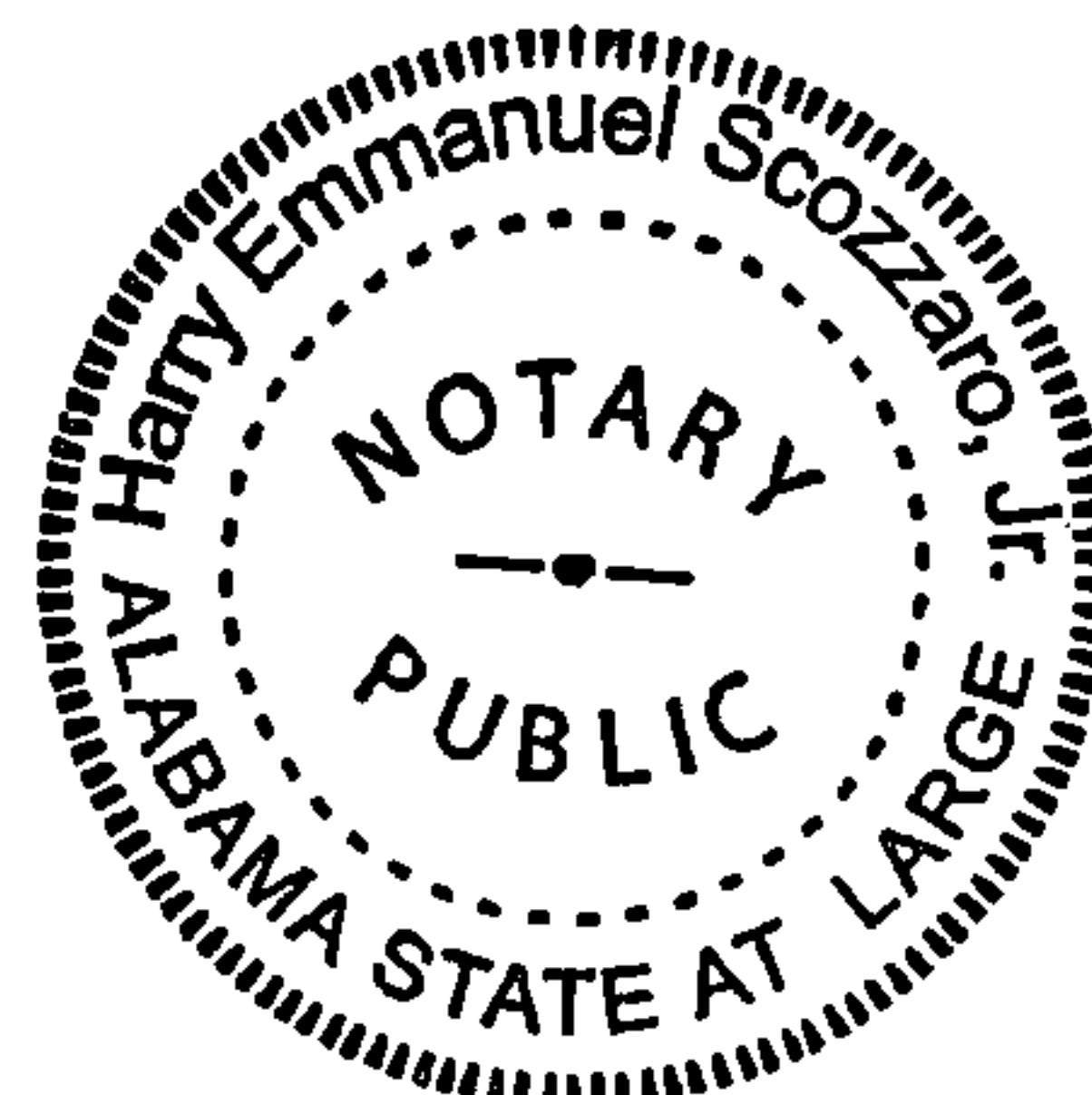
And said GRANTOR does for herself, her successors and assigns, covenant with the GRANTEES, their heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that she has a good right to convey the same as aforesaid, and that she will and her 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 my hand and seal this the 11 day of November, 2022.


Mary Jo Ethridge May
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, Mary Jo Ethridge May, 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 11 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 Mary Jo May
Mailing Address 133 River Crest Lane
Helena, AL 35080

Grantee's Name Andrea Romans
Mailing Address Jonathan May
133 River Crest Lane

Property Address 133 River Crest Lane
Helena, AL 35080

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

or
Actual Value \$

or
Assessor's Market Value \$ 259,800.00

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 Y2 \$ 129,900
☒ Other SC 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 11/21/22

Print H. Emmanuel Scovron, Jr.

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1