



20230124000019600 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
01/24/2023 11:01:53 AM 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:
Carmen Alice Cannady
10590 Highway 31
Calera, AL 35040

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 **Carmen Alice Cannady**, (hereinafter called "Grantor"), **said Grantor** does hereby GRANT, BARGAIN, and CONVEY to **Deavonna Sims**, 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:

LOTS 6, 7 AND 8 BLOCK 31, ACCORDING TO THE MAP OF SOUTH CALERA, ALABAMA, AS RECORDED IN THE PROBATE OFFICE, SHELBY COUNTY, ALABAMA, TOGETHER WITH ALL IMPROVEMENTS.

Subject to: indebtedness, restrictions, easements, taxes and rights of way of record in the Probate Office of Shelby County, Alabama.

Address of Property: 10590 Highway 31, Calera, Alabama 35040.

SOURCE OF TITLE: Instrument # 20151217000430640.

(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 (grantor's) death. Further, grantor retains for herself a power of appointment with respect to the life-estate reservation during her lifetime.

TO HAVE AND TO HOLD unto said GRANTEE in fee simple absolute, her heirs and assigns, forever, subject to the life estate reservation of the GRANTOR; it being the intention of

Shelby County, AL 01/24/2023
State of Alabama
Deed Tax: \$49.50



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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 upon the death of the grantor.

And said GRANTOR does for herself, her successors and assigns, covenant with the GRANTEE, her 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, her heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this the 4th day of January, 2023.

Carmen Alice Cannady
Carmen Alice Cannady
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, Carmen Alice Cannady, 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 4th day of January, 2023.

[Signature]
NOTARY PUBLIC
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Carmen Cannady
Mailing Address 10590 Highway 31
Calera, AL 35040

Grantee's Name Deavonna Sims
Mailing Address 10590 Hwy 31
Calera, AL 35040

Property Address 10590 Highway 31
Calera, AL 35040

Date of Sale 1-4-2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 49,400.00



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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 S. Scott, Jr.

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)