



20230510000137430 1/3 \$205.00
Shelby Cnty Judge of Probate, AL
05/10/2023 08:56:12 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:
Terry H. Shaw
1081 Chateau Drive
Helena, AL 35080

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of TEN DOLLARS and 00/100 (\$10.00), the receipt whereof is acknowledged, and to create a Life Estate reservation, and for other good and valuable consideration provided to **Terry H. Shaw**, a single woman (hereinafter called "Grantor"), said Grantor hereby **GRANTS, BARGAINS and CONVEYS** to **Kimberly Shaw, Lisa Tillery and Thomas Shaw**, jointly with right of survivorship, (hereinafter called the "Grantees"), interest in the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO** the reservation stated below in **subparagraph (A)**, to wit:

Lot 42 according to the survey of Brandywine, First Sector, as recorded in Map Book 7, page 7, in the Probate Office of Shelby County, Alabama.

Subject to all recorded liens, easements, covenants, restrictions and rights of way. Mineral and mining rights excepted.

Address: 1081 Chateau Drive, Helena, Alabama 35080.

(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 the death of the Grantor, and it is the GRANTOR'S expressed intention to convey to the GRANTEES only the remainder interest in said property.

TO HAVE AND TO HOLD unto said GRANTEES in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation; 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 forever upon the death of the grantor.

And said GRANTOR does for herself, her successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that the said Grantor is lawfully seized in fee simple of said premises; 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 shall warrant and

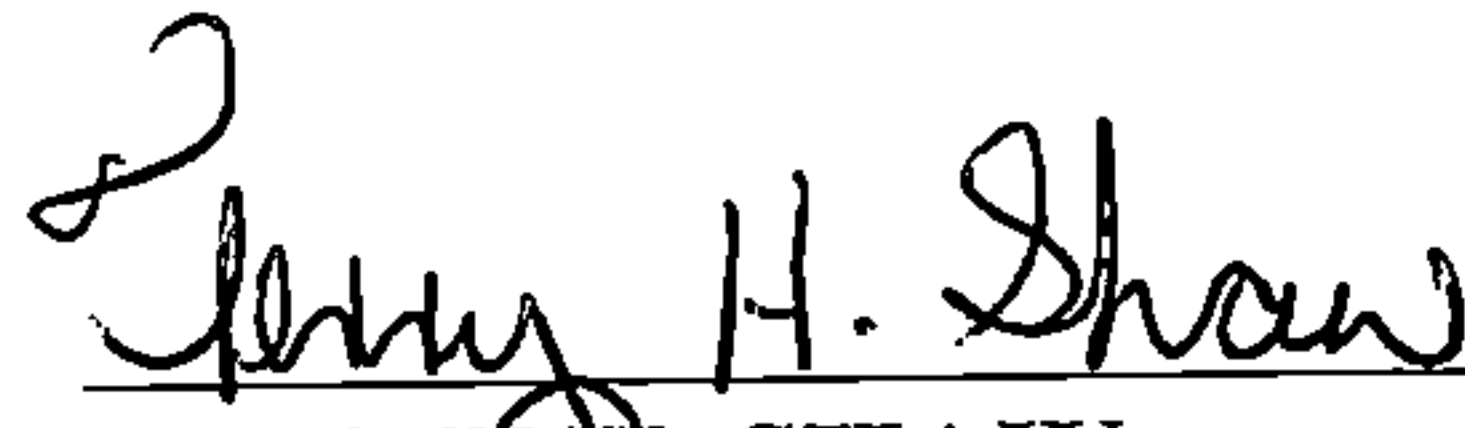
Shelby County, AL 05/10/2023
State of Alabama
Deed Tax: \$175.00



20230510000137430 2/3 \$205.00
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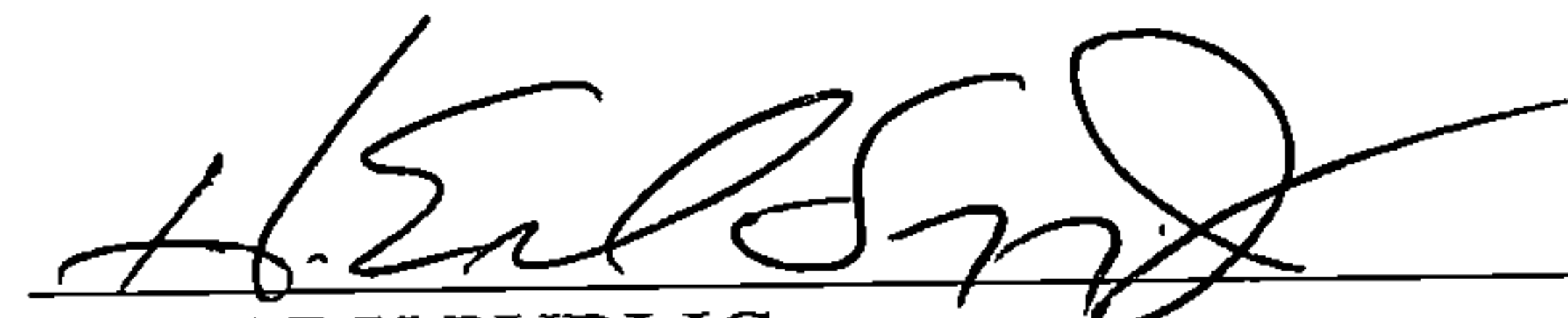
defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

Given under my hand and seal this the 12 day of April, 2023.


TERRY H. SHAW

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry H. Shaw, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on this 12 day of April, 2023.


NOTARY PUBLIC

My Commission Expires: 11/21/26



Real Estate Sales Validation Form

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

Grantor's Name Terry H. Shaw
Mailing Address 1081 Chateau Drive
Helena, AL 35880

Grantee's Name Kimberly Shaw, Lisa Tilley &
Mailing Address Thomas Shaw
1081 Chateau Drive
Helena, AL 35880

Property Address 1081 Chateau Drive
Helena, AL 35880

Date of Sale 4-12-23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 174,800

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 SLC 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 any.

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 Scorsio, Jr.

☐ Unattested

Sign

H. Emmanuel Scorsio, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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