


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:
Debra Kay Fejedelem
155 Laurel Woods Drive
Helena, AL 35080

WARRANTY DEED
WITH LIFE ESTATE RESERVATION FOR GRANTORS

STATE OF ALABAMA)
SHELBY COUNTY)


20231222000367820 1/3 \$248.00
Shelby Cnty Judge of Probate, AL
12/22/2023 11:05:04 AM FILED/CERT

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 **Debra Kay Fejedelem**, an unmarried woman, (hereinafter called “Grantor”), **said Grantor** does hereby GRANT, BARGAIN, and CONVEY to and **Jennifer A. Fejedelem** and **Camille L. Bourque**, in equal shares, in their individual capacities, (hereinafter called the “Grantees”), 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 2, ACCORDING TO THE SURVEY OF LAUREL WOODS. AS RECORDED IN MAP BOOK 16, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: Any current taxes, easements, restrictions, reservations, liens, mortgages and conditions of record in the Probate Office of Shelby County, Alabama.

(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 last of them, and it is the GRANTOR’S expressed intention to convey to the GRANTEES only the remainder interest in said property, upon the death of the grantor.

Property Address: 155 Laurel Woods Drive, Helena, Alabama 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 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 forever 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 they will and their successors and assigns shall 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 seal this the 18 day of December, 2023.

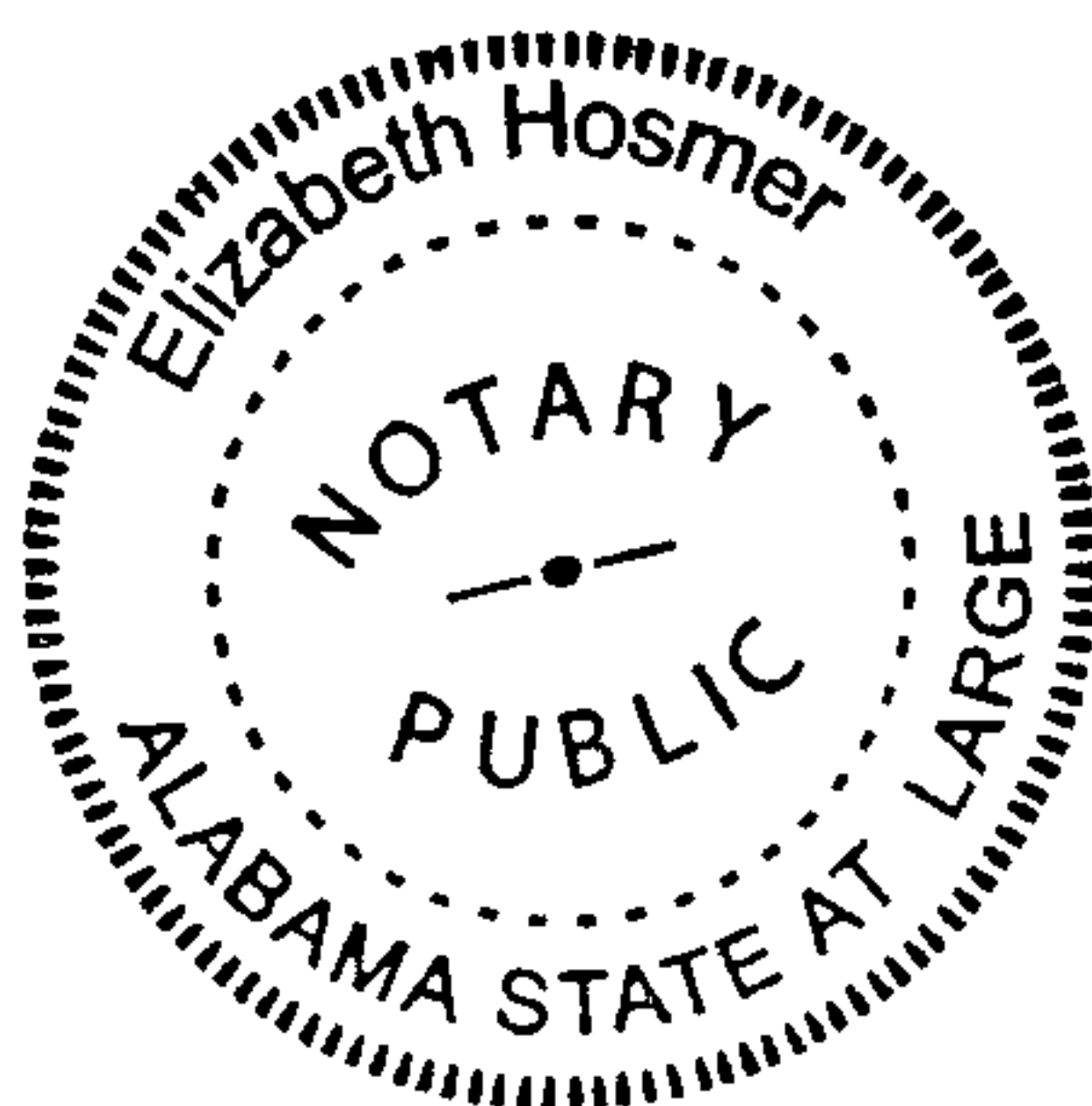
Debra Kay Fejedelem
DEBRA KAY FEJEDELEM
Grantor


20231222000367820 2/3 \$248.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, Debra Kay Fejedelem, 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.

Given under my hand and official seal this 18 day of December, 2023.



Elizabeth Hosmer
NOTARY PUBLIC
My Commission Expires: 2/12/25

Real Estate Sales Validation Form

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

Grantor's Name Debra Kay Fejedelem
Mailing Address 155 Laurel Woods Dr.
Helena, AL 35080

Grantee's Name Jennifer Fejedelem + Camille
Mailing Address Bourque
155 Laurel Woods Dr
Helena, AL 35080

Property Address 155 Laurel Woods Dr
Helena, AL 35080

Date of Sale Dec. 18, 2023
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 220,000

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 12/22/23

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

Unattested
(verified by)