



20240124000018360 1/3 \$304.00
Shelby Cnty Judge of Probate, AL
01/24/2024 10:31:05 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:
Eric Hull
369 Armon Lane
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 other good and valuable consideration, and to create a **Life Estate Reservation**, provided to **ERIC R. HULL**, (hereinafter called "Grantor"), said Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS to **EMILY BROOKE HULL**, individually, (hereinafter called the "Grantee"), an undivided interest in the following property situated in Shelby County, Alabama, and **SUBJECT TO the reservation stated below in subparagraph (A)**, to wit:

SE ¼ of SE ¼ of NE ¼ of NW ¼, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 4 WEST.

ALSO, THE SOUTH 33 FEET OF NE ¼ OF SE ¼ OF NE ¼ OF NW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 4 WEST, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA IN INST. # 1993-15187 ON 05/26/1993.

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

(A) EXCEPT THAT said GRANTOR expressly reserve unto himself 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 GRANTEE only the remainder interest in said property, upon his death.

Property Address: 369 Armon Lane, Helena, Alabama 35080.

TO HAVE AND TO HOLD unto the GRANTEE in fee simple absolute, her 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 grantee or her heirs and assigns forever upon the death of the last surviving grantor.

Shelby County, AL 01/24/2024
State of Alabama
Deed Tax: \$276.00



20240124000018360 2/3 \$304.00
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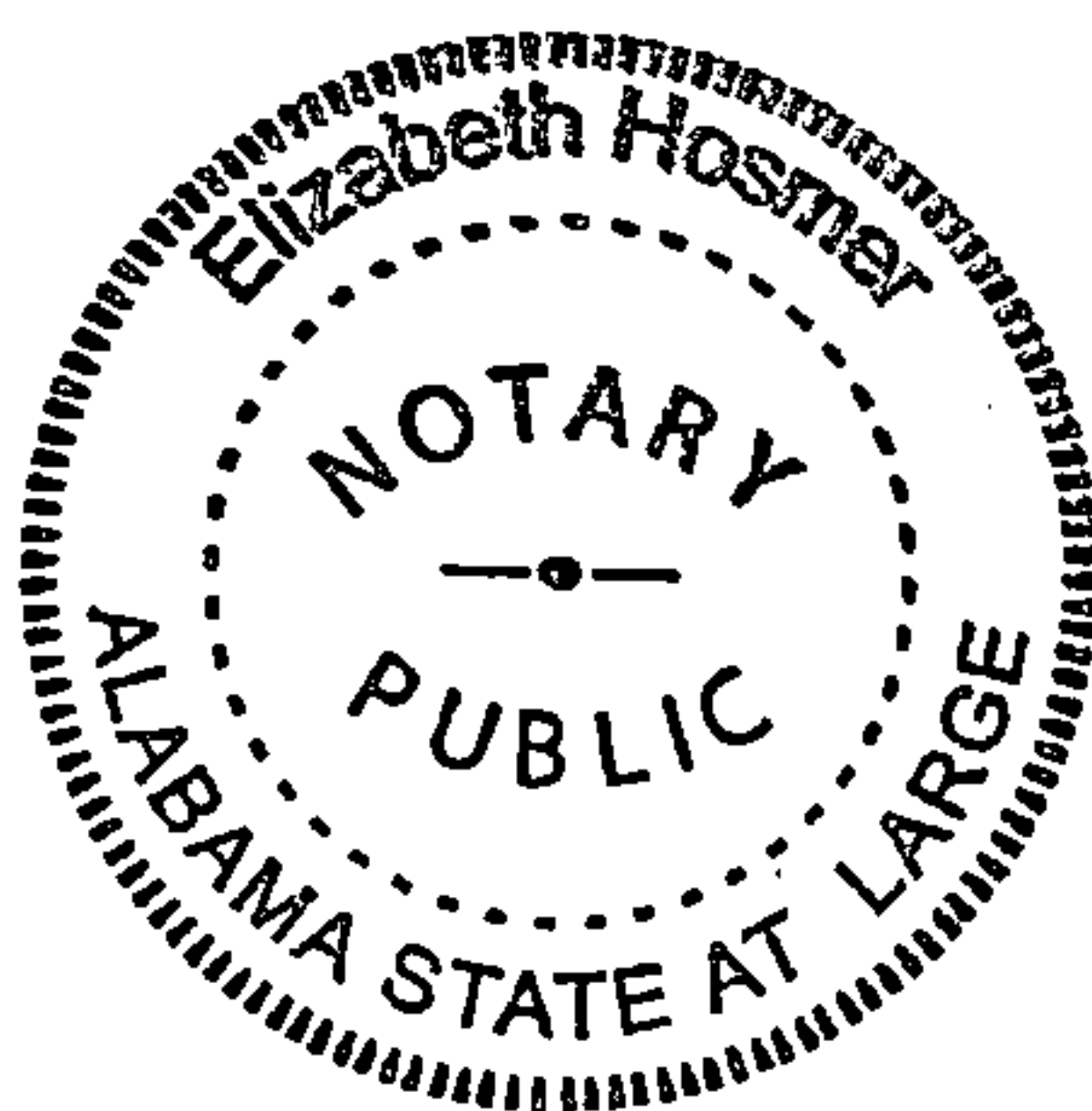
And said GRANTOR does for himself, his successors and assigns, covenant with the GRANTEE, her heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that he has a good right to convey the same as aforesaid, and that he will and his successors and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons

Given under our hands and seals this the 22 day of January, 2024.

ERIC R. HULL
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, ERIC R. HULL, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on this 22 day of January, 2024.


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 Eric R. Hull
Mailing Address 369 Armon Lane
Helena, AL 35080

Grantee's Name Emily Brooke Hull
Mailing Address 369 Armon Lane
Helena, AL 35080

Property Address 369 Armon Lane
Helena, AL 35080

Date of Sale 1/22/24
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 275,940

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

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 1/24/24

Unattested

(verified by)

Print Elizabeth H. Mason

Sign

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