

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:
Scozzaro Law, LLC
600 Creekside Court
Helena, AL 35080

Send Tax Notice To:
Janet Mann Rye
803 Saint Charles Lane
Helena, AL 35080

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)


20240408000098850 1/3 \$263.00
Shelby Cnty Judge of Probate, AL
04/08/2024 11:45:52 AM FILED/CERT

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 **Janet Mann Rye**, a single woman (hereinafter called "Grantor"), **said Grantor** hereby **GRANTS, BARGAINS, and CONVEYS** to **Jeffrey Chase Rye**, son, and **Heather Marie Rye Harris**, daughter, (hereinafter called the "Grantees"), interest in the following described real estate with right of survivorship, situated in Shelby County, Alabama, **SUBJECT TO the reservation stated below in subparagraph (A), to wit:**

LOT 22, ACCORDING TO THE MAP OF ST. CHARLES PLACE, AS RECORDED IN MAP BOOK 17, PAGE 6, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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 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.

Subject to: any lien, mortgage, encumbrance, covenants, rights of way and/or taxes of record.

Property Address: 803 Saint Charles Lane, Helena, Alabama

TO HAVE AND TO HOLD unto said 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.

Shelby County, AL 04/08/2024
State of Alabama
Deed Tax: \$235.00



20240408000098850 2/3 \$263.00
Shelby Cnty Judge of Probate, AL
04/08/2024 11:45:52 AM FILED/CERT

And said GRANTOR does for herself, her successors and assigns, covenant with the said 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 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.

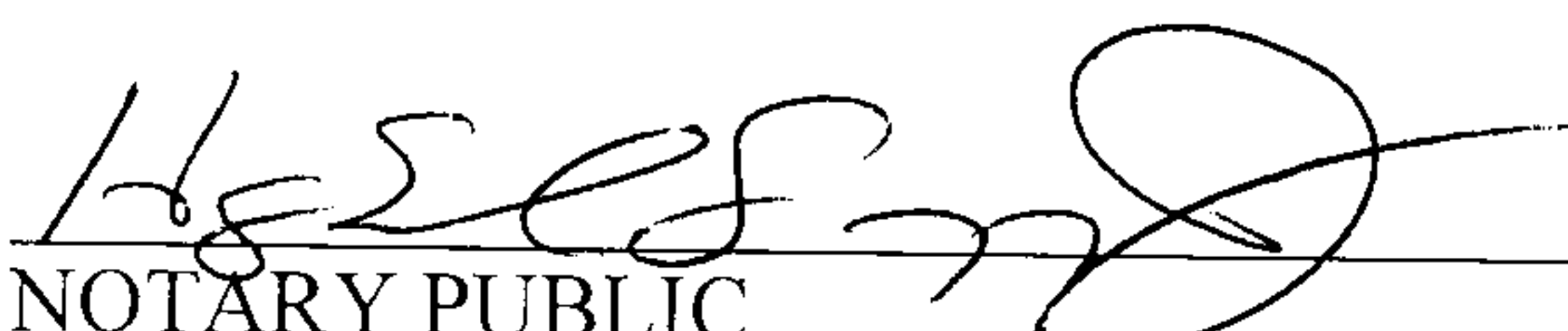
Given under my hand and seal this the 3rd day of April, 2024.



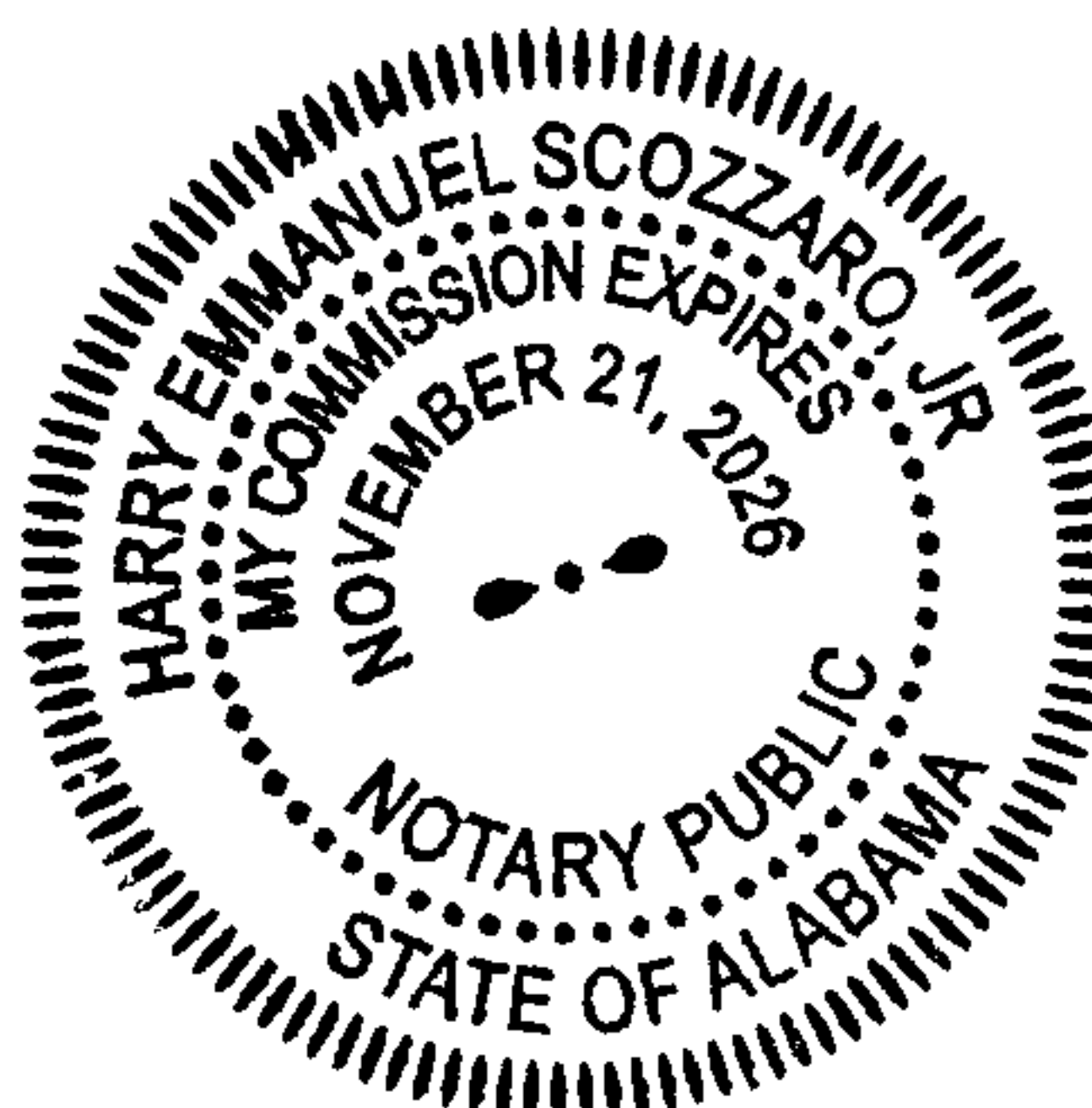
JANET MANN RYE
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, JANET MANN RYE, 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 this conveyance, she has executed the same voluntarily on this the 3rd day of April, 2024.



NOTARY PUBLIC
My Commission Expires: 11/21/26





20240408000098850 3/3 \$263.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Taret Mann Rye
Mailing Address 803 St Charles Lane
Helena, AL 35080

Grantee's Name Jeffrey Chase Rye
Mailing Address Heather Mann Rye Hinds
803 St Charles Lane
Helena, AL 35080

Property Address 803 St Charles Lane
Helena, AL 35080

Date of Sale 4/3/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 234,600.00

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
☒ Other S/C 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 Scowen, Jr.

☐ Unattested

Sign

H. Emmanuel Scowen, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1