



20240523000154110 1/3 \$263.50
Shelby Cnty Judge of Probate, AL
05/23/2024 01:25:11 PM 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:
Steve Theodore Friesen, Sr. and Jane Ann Friesen
124 Thatcher Rd
Vincent, AL 35178

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 **Steve Theodore Friesen, Sr. and Jane Ann Friesen**, husband and wife (hereinafter called "Grantors"), said Grantors hereby **GRANT, BARGAIN, and CONVEY** to **Steve Theodore Friesen, Jr., Angela Jane Zuvlis, and Gregory Arthur Friesen**, (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 26, according to the map or survey of Wyndsor Trace, Phase I, as recorded in Map Book 37, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to: All liens, mortgages, taxes, encumbrances, easements, restrictions and rights of way. Mineral and mining rights excepted and,

Specifically, all restrictions, covenants, rights of way, encumbrances and easements included in Instrument No.: 20200817000353160 in Shelby County Probate Court.

Address: 124 Thatcher Road, Vincent, AL 35178

(A) EXCEPT THAT said GRANTORS expressly reserve unto themselves a LIFE ESTATE (to use, occupy, and collect rents or other income therefrom) in and to said property until the death of the last Grantor, and it is the GRANTORS' expressed intention to convey to the GRANTEE only the contingent, 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 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 last grantor.

And said GRANTORS do for themselves, their successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that said Grantors are lawfully seized in fee simple of

Shelby County, AL 05/23/2024
State of Alabama
Deed Tax: \$234.50



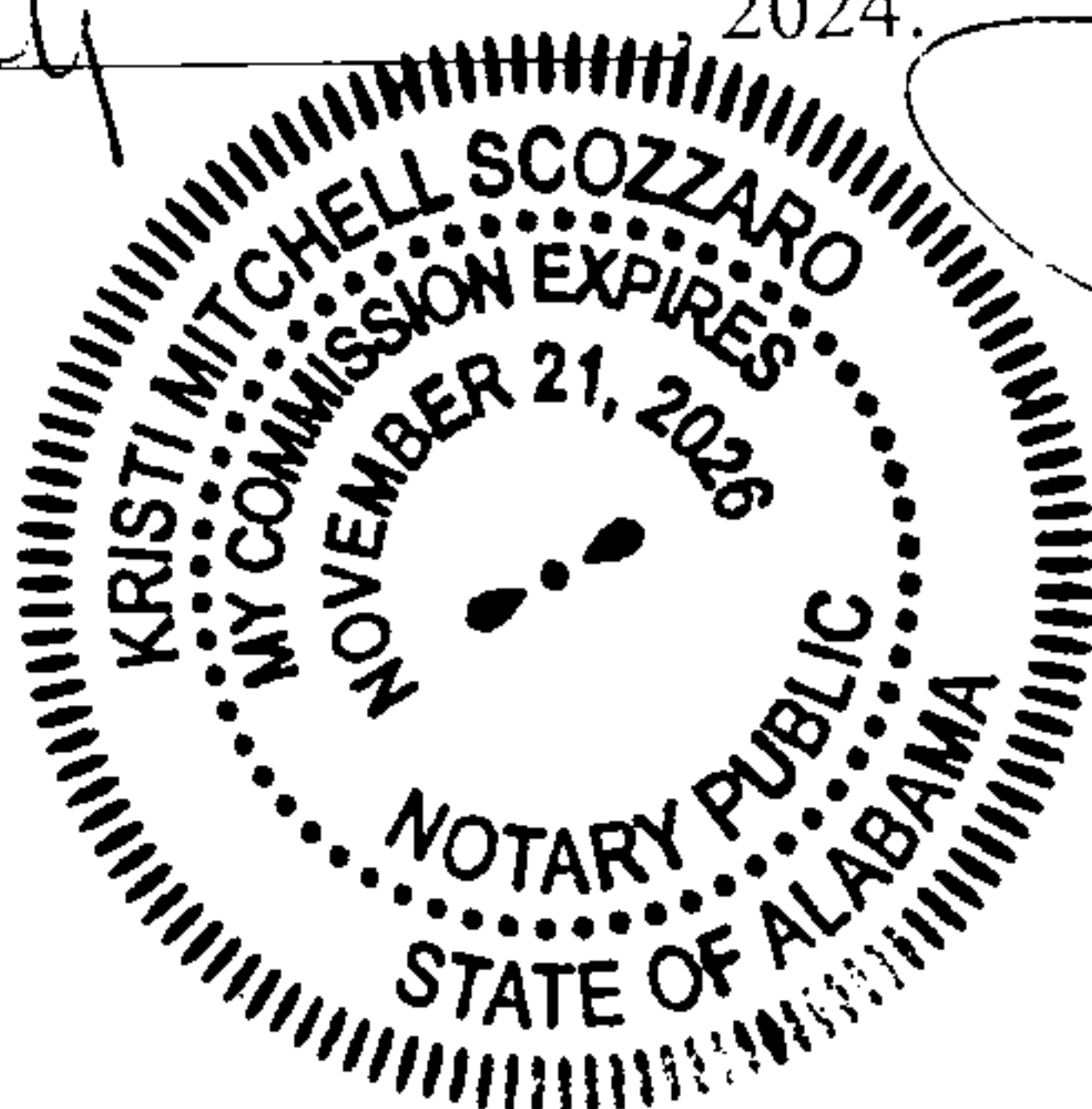
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said premises; free from all encumbrances, unless otherwise noted above; that they have good right to convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Steve Theodore Friesen SR.
STEVE THEODORE FRIESEN, SR.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Steve Theodore Friesen, Sr., 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, he executed the same voluntarily on this 22 day of May, 2024.



Kristi M. Scozzaro
Kristi M. Scozzaro
NOTARY PUBLIC
My Commission Expires: 11/21/2026

Jane Ann Friesen
JANE ANN FRIESEN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Jane Ann Friesen, 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 22 day of May, 2024.



Kristi M. Scozzaro
Kristi M. Scozzaro
NOTARY PUBLIC
My Commission Expires: 11/21/2026

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Steve and Jane Friesen
124 Thatcher Rd
Vincent, AL 35178

Grantee's Name
Mailing Address

Angela Zulis, and Gregory Friesen
124 Thatcher Rd
Vincent, AL 35178

Property Address

124 Thatcher Rd
Vincent AL 35178

Date of Sale May 22, 2024

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 231,000



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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 5/23/23

Unattested

(verified by)

Print

Elizabeth Mason

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1