

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


20240723000224940 1/3 \$470.50
Shelby Cnty Judge of Probate, AL
07/23/2024 09:40:42 AM FILED/CERT

Send Tax Notice To:
Margaret Moreland
155 Big Oak Drive
Alabaster, AL 35007

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 **Margaret Moreland**, an unmarried woman (hereinafter called "Grantor"), said Grantor hereby **GRANTS, BARGAINS, and CONVEYS** to **Susan Bria, Richard Moreland, and Kristen Fuller**, (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:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15, AND GO SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID 1/4-1/4 SECTION FOR 775.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 351.36 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 13 SECONDS EAST FOR 830.83 FEET TO THE SOUTHWESTERLY BOUNDARY OF BIG OAK DRIVE; THENCE SOUTH 43 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID BOUNDARY OF 195.50 FEET; THENCE SOUTH 45 DEGREES 11 MINUTES 30 SECONDS WEST FOR 572.51 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY.

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.: 1998080500029916 Shelby County Probate Court.

Address: 155 Big Oak Drive, Alabaster, AL 35007

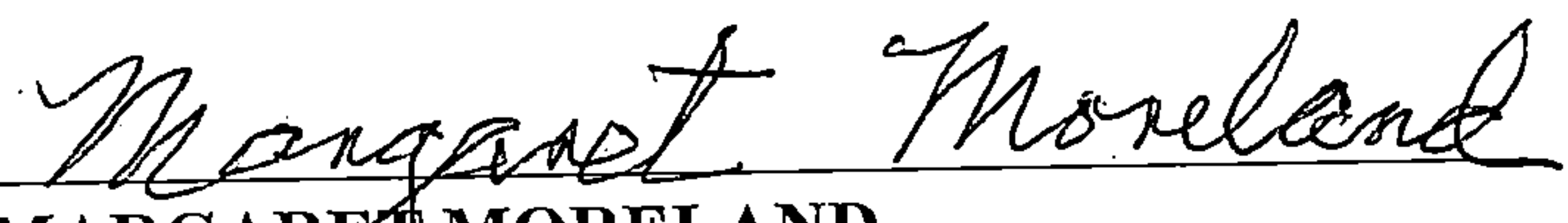
(A) EXCEPT THAT said GRANTOR expressly reserves unto herself a LIFE ESTATE (to use, occupy, and collect rents or other income therefrom) in and to said property

Shelby County, AL 07/23/2024
State of Alabama
Deed Tax: \$441.50

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

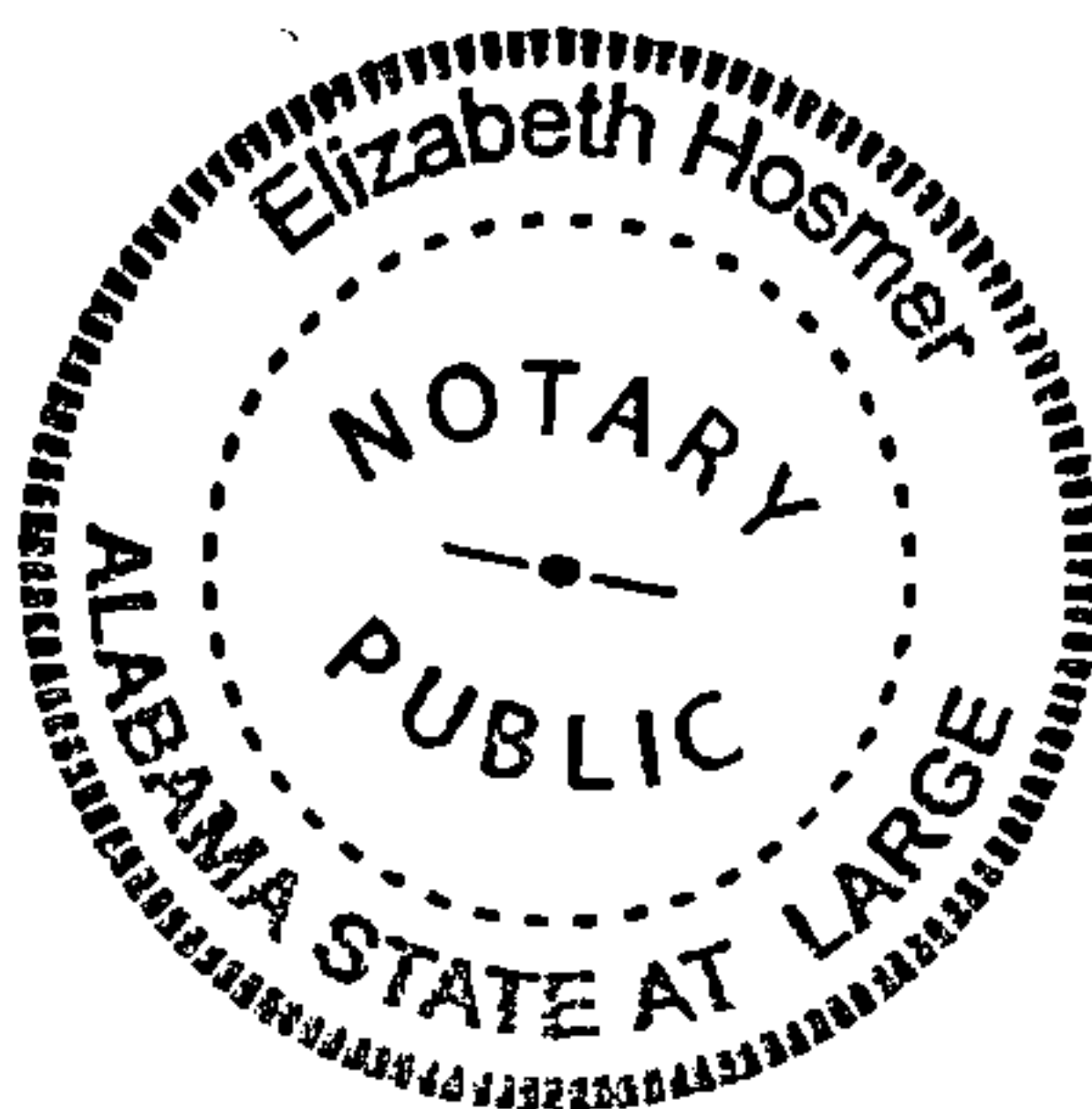
TO HAVE AND TO HOLD unto said GRANTEES in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation of the grantor; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantees or their heirs and assigns forever upon the death of the last grantor.

And said 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; free from all encumbrances, unless otherwise noted above; that she have good right to convey the same as aforesaid, and that she will and her 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.


MARGARET MORELAND

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Margaret Moreland that, being informed of the contents of the conveyance, she executed the same voluntarily on this 15 day of July, 2024.




NOTARY PUBLIC
My Commission Expires: 02/12/25

Real Estate Sales Validation Form

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

Grantor's Name Margaret Moreland
Mailing Address 155 Big Oak Drive
Alabaster, AL 35007

Grantee's Name Susan Bria Richard Moreland
Mailing Address Kristen Fuller
155 Big Oak Drive
Alabaster, AL 35007

Property Address 155 Big Oak Drive
Alabaster, AL 35007

Date of Sale July 15, 2024
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$441,420.00



20240723000224940 3/3 \$470.50
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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 7/15/24

Print Elizabeth H. Mason

☐ Unattested

Sign

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

(verified by)

Form RT-1