



20240723000224990 1/3 \$240.50
Shelby Cnty Judge of Probate, AL
07/23/2024 09:45:51 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:
James and Toni Cox
1092 MacQueen Cir
Helena, AL 35080

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 **James and Toni Cox**, husband and wife, (hereinafter called "Grantors"), **said Grantors** hereby **GRANT, BARGAIN, and CONVEY** to **Taylor James Cox**, (hereinafter called the "Grantee"), interest in the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO the reservation stated below in subparagraph (A), to wit:**

Lot 3, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, 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.: 19900322000077230 Shelby County Probate Court.

Address: 1092 MacQueen Circle, Helena, AL 35080

(A) EXCEPT THAT said GRANTORS expressly reserves 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 GRANTEE in fee simple absolute, his heirs and assigns, forever, subject to the life estate reservation of the grantors; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantee or his heirs and assigns forever upon the death of the last grantor.

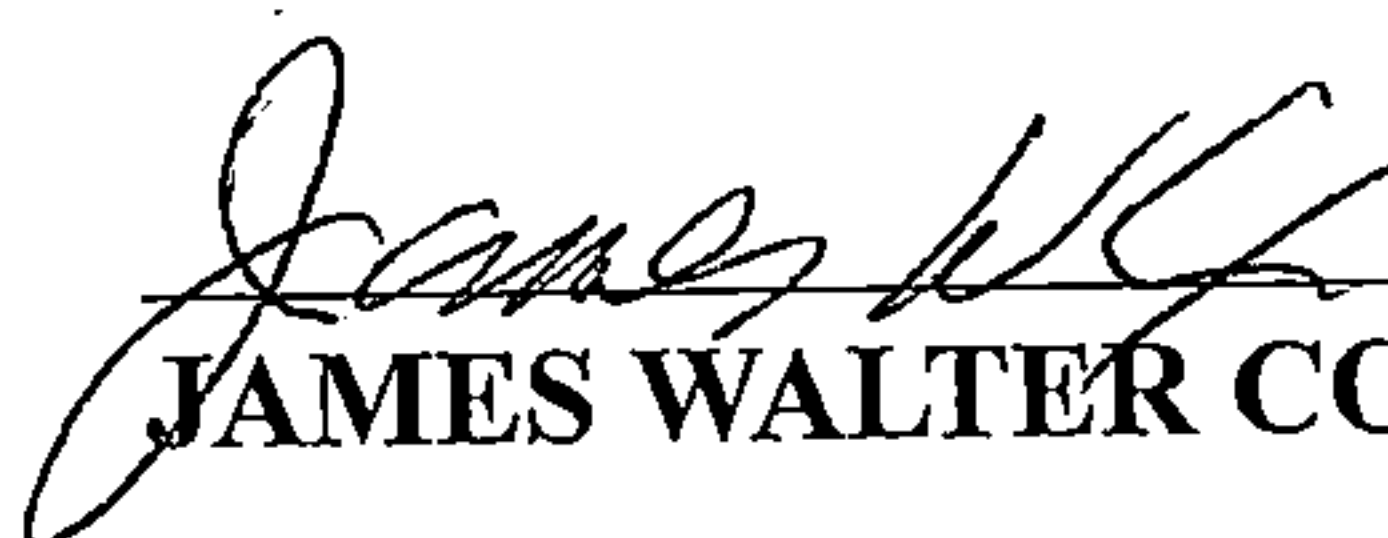
And said GRANTORS does for themselves, their successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that said Grantors are lawfully seized in fee simple of

Shelby County, AL 07/23/2024
State of Alabama
Deed Tax: \$211.50



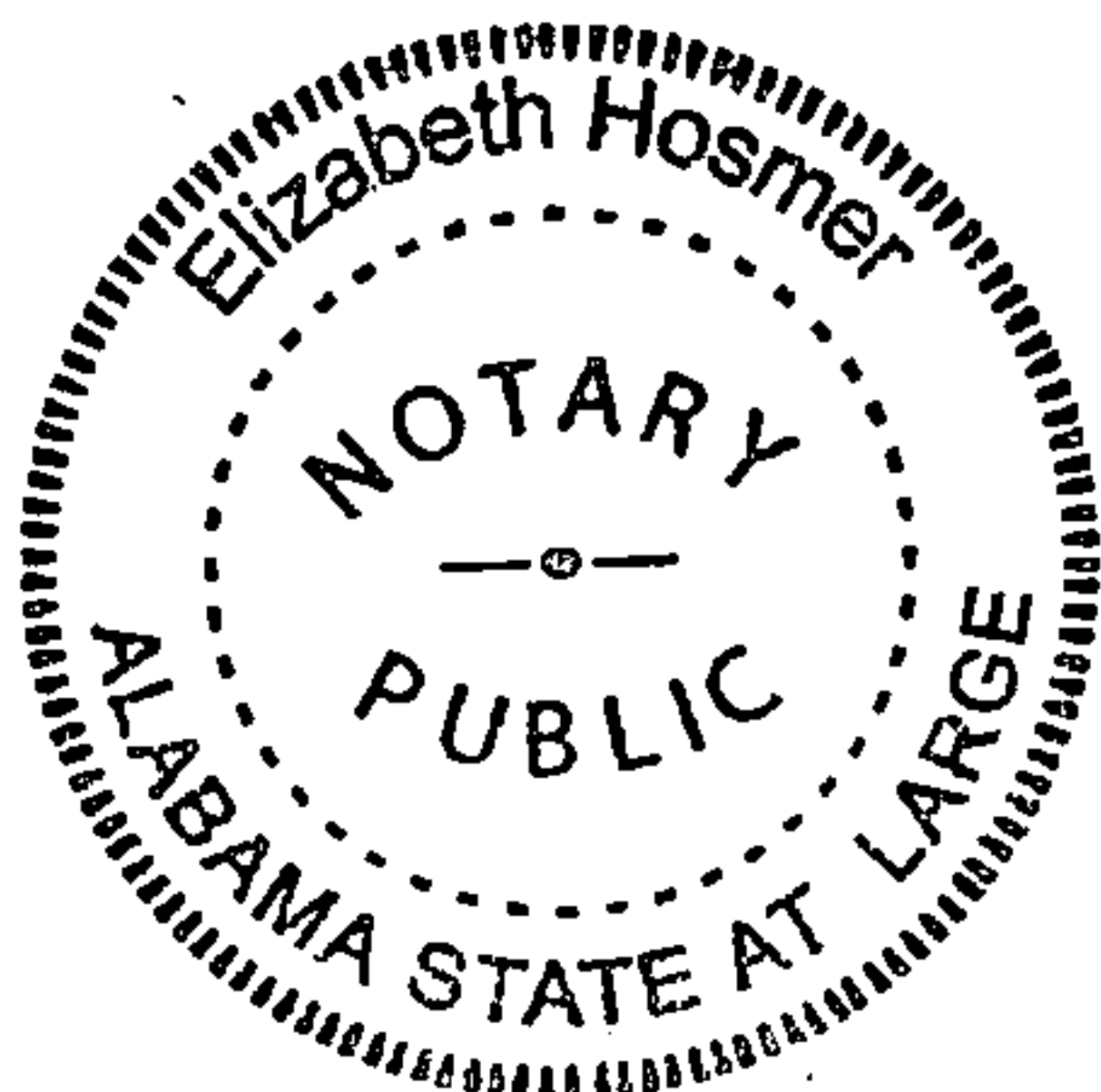
20240723000224990 2/3 \$240.50
Shelby Cnty Judge of Probate, AL
07/23/2024 09:45:51 AM FILED/CERT

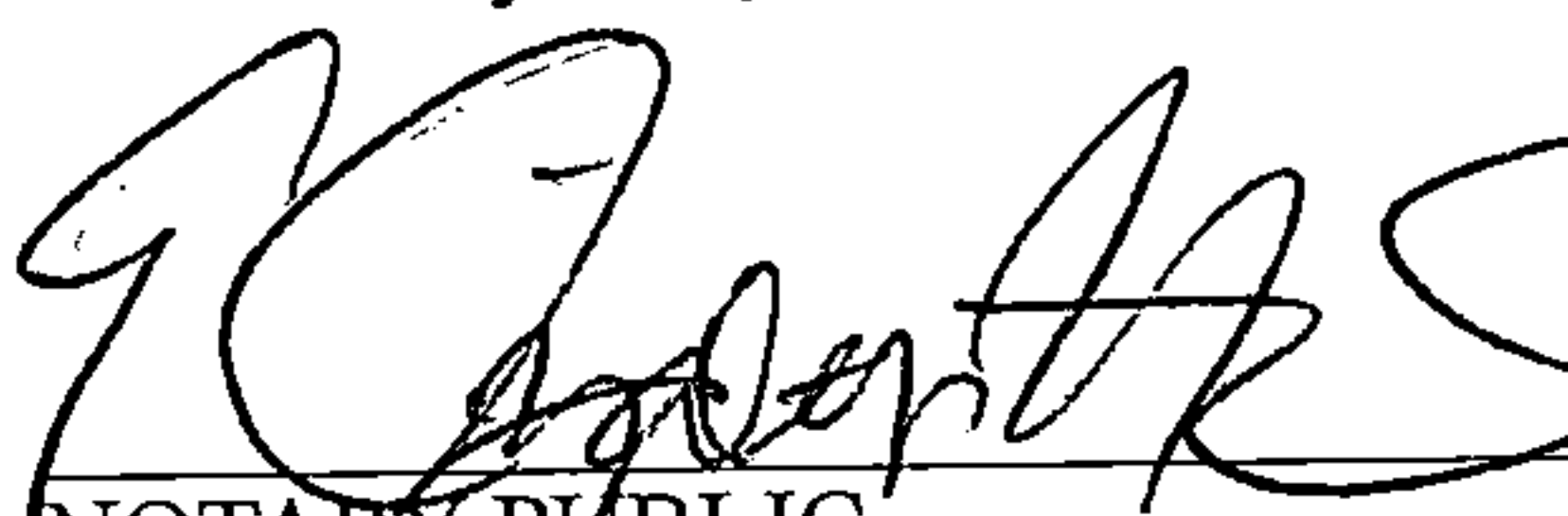
said premises; free from all encumbrances, unless otherwise noted above; that they have good right to convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all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


JAMES WALTER COX

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, James Walter Cox that, being informed of the contents of the conveyance, he executed the same voluntarily on this 16 day of July, 2024.

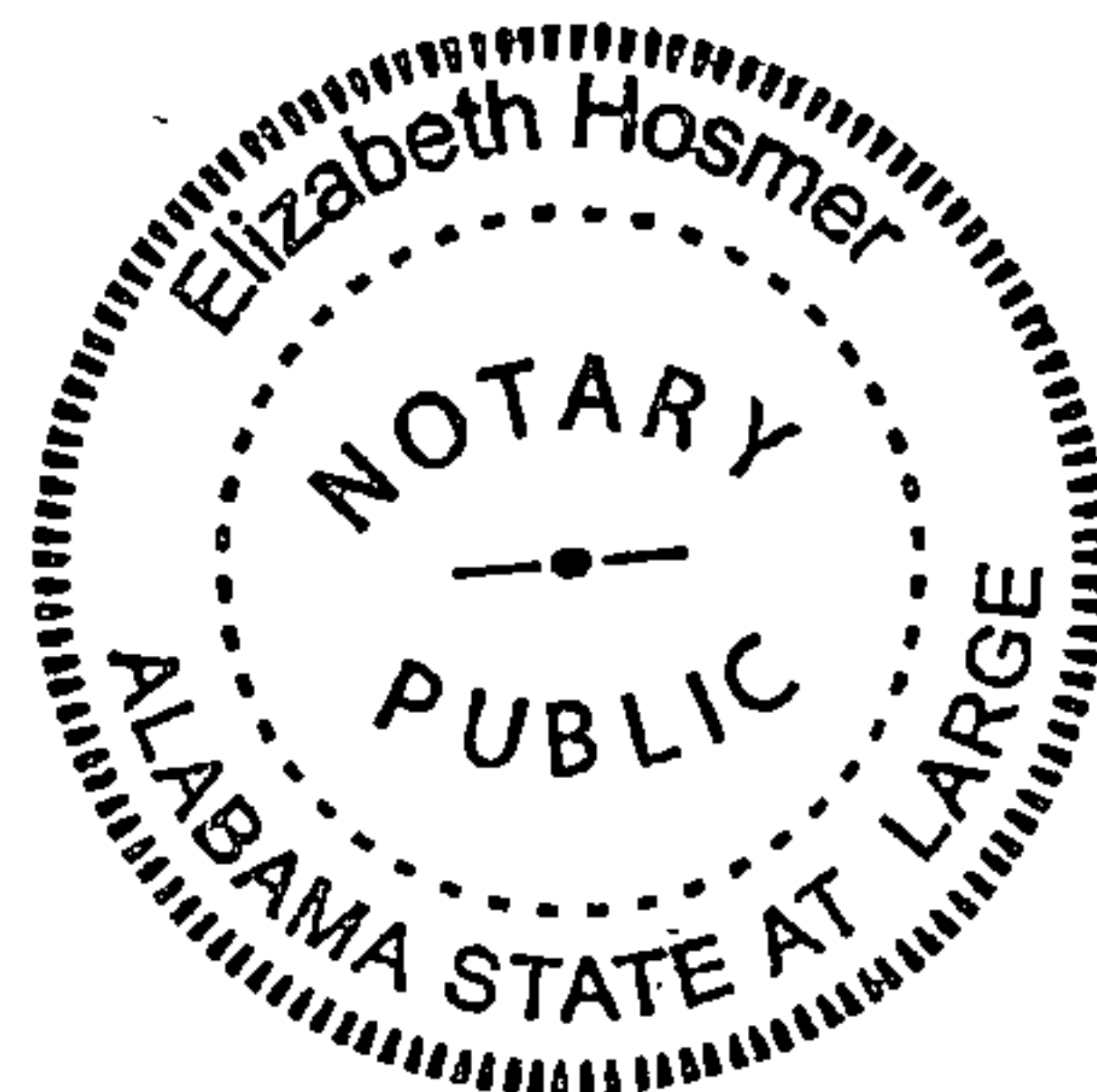


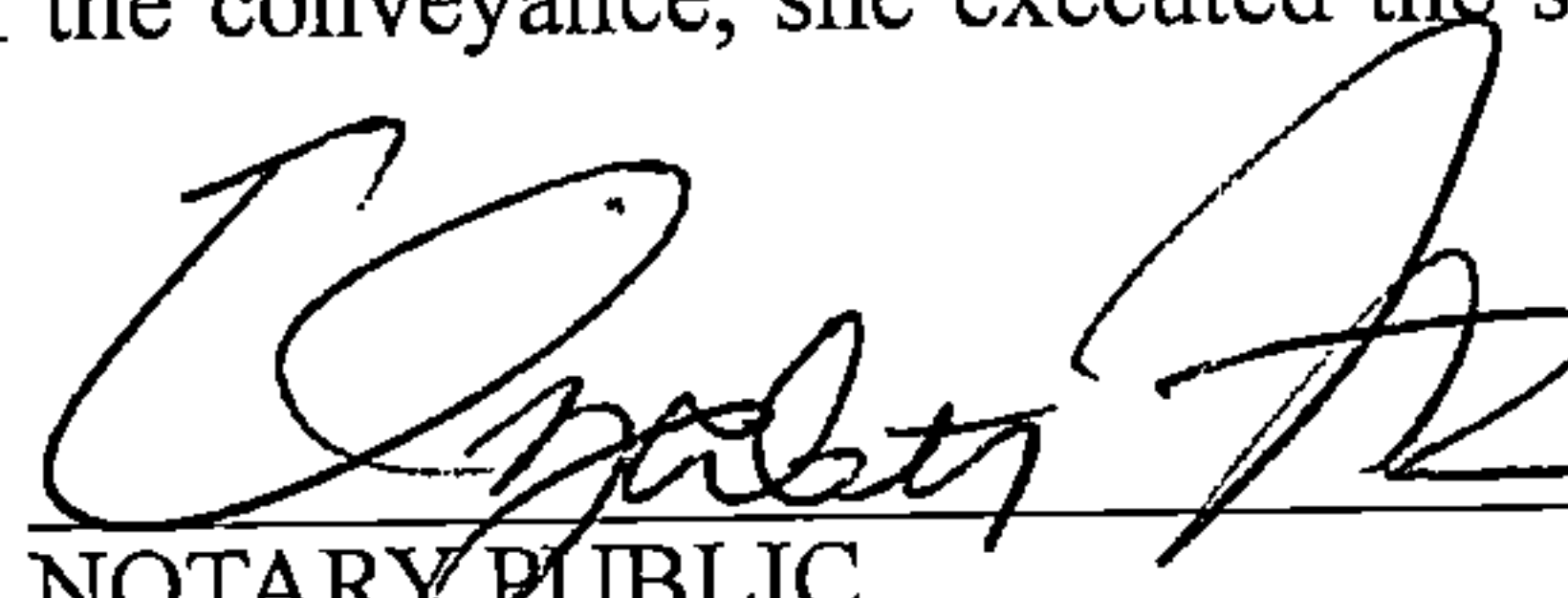

NOTARY PUBLIC
My Commission Expires: 02/12/25


TONI TURRENTINE COX

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Toni Turrentine Cox that, being informed of the contents of the conveyance, she executed the same voluntarily on this 16 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 James & Toni Cox
Mailing Address 1092 MacQueen Cir
Helena, AL 35080

Grantee's Name Taylor James Cox
Mailing Address 1092 MacQueen Cir
Helena, AL 35080

Property Address 1092 MacQueen Cir
Helena, AL 35080

Date of Sale 7/16/24
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 211,400



20240723000224990 3/3 \$240.50
Shelby Cnty Judge of Probate, AL
07/23/2024 09:45:51 AM FILED/CERT

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 7/19/24

Print Elizabeth H. Mason

☐ Unattested

(verified by)

Sign

[Signature]

Grantor/Grantee/Owner/Agent circle one

Form RT-1