

20240827000267070 1/3 \$223.00
Shelby Cnty Judge of Probate, AL
08/27/2024 10:27:11 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:
Kay C. Wildman
7101 Highway 13
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 **Kay C. Wildman**, an unmarried woman, (hereinafter called "Grantor"), said Grantor hereby **GRANTS, BARGAINS, and CONVEYS** to **Michael R. Wildman, Jr. and Melissa Kay Wildman Brooks**, (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:

Begin at the NW corner of the NW1/4 of SE1/4, Section 26, Township 20 S., Range 4 W., thence run South along the West line of said NW1/4 of SE1/4 a distance of 179.29 feet for the point of beginning; thence continue said course along said West line a distance of 662.84 feet to the NW right-of-way boundary of Paved County Road, turn left an angel of 130° 29' along said NW right-of-way boundary a distance of 158.69 feet, turn left an angle of 06° 05' and continue along said NW right-of-way boundary a distance of 195.00 feet, turn left an angle of 06° 44' and continue along said NW right-of way boundary a distance of 196.03 feet, turn left an angle of 04° 38' and continue along said NW right-of-way boundary a distance of 197.12 feet, turn left an angle of 03° 36' 30" and continue along said NW right-of-way boundary a distance of 111.29 feet, turn left an angle of 118° 53' a distance of 529.64 feet to point of beginning; being in NW1/4 of SE1/4, Section 26, Township 20 S., Range 4 W., Shelby County, Alabama. According to the survey of W. B. Bennett, Register Number 1042, dated February 6, 1968.

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.: 19910411000102890 Shelby County Probate Court.

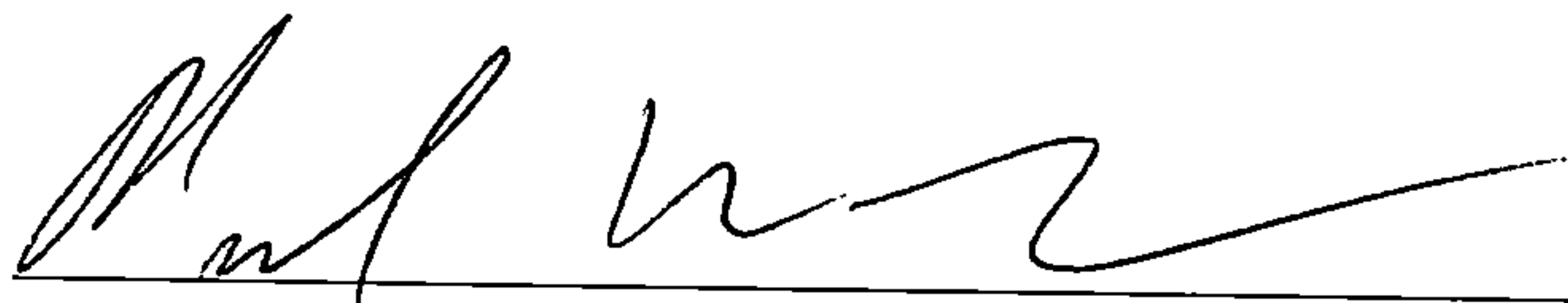
Address: 7101 Highway 13, Helena, AL 35080.

Shelby County, AL 08/27/2024
State of Alabama
Deed Tax:\$194.00

(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 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.

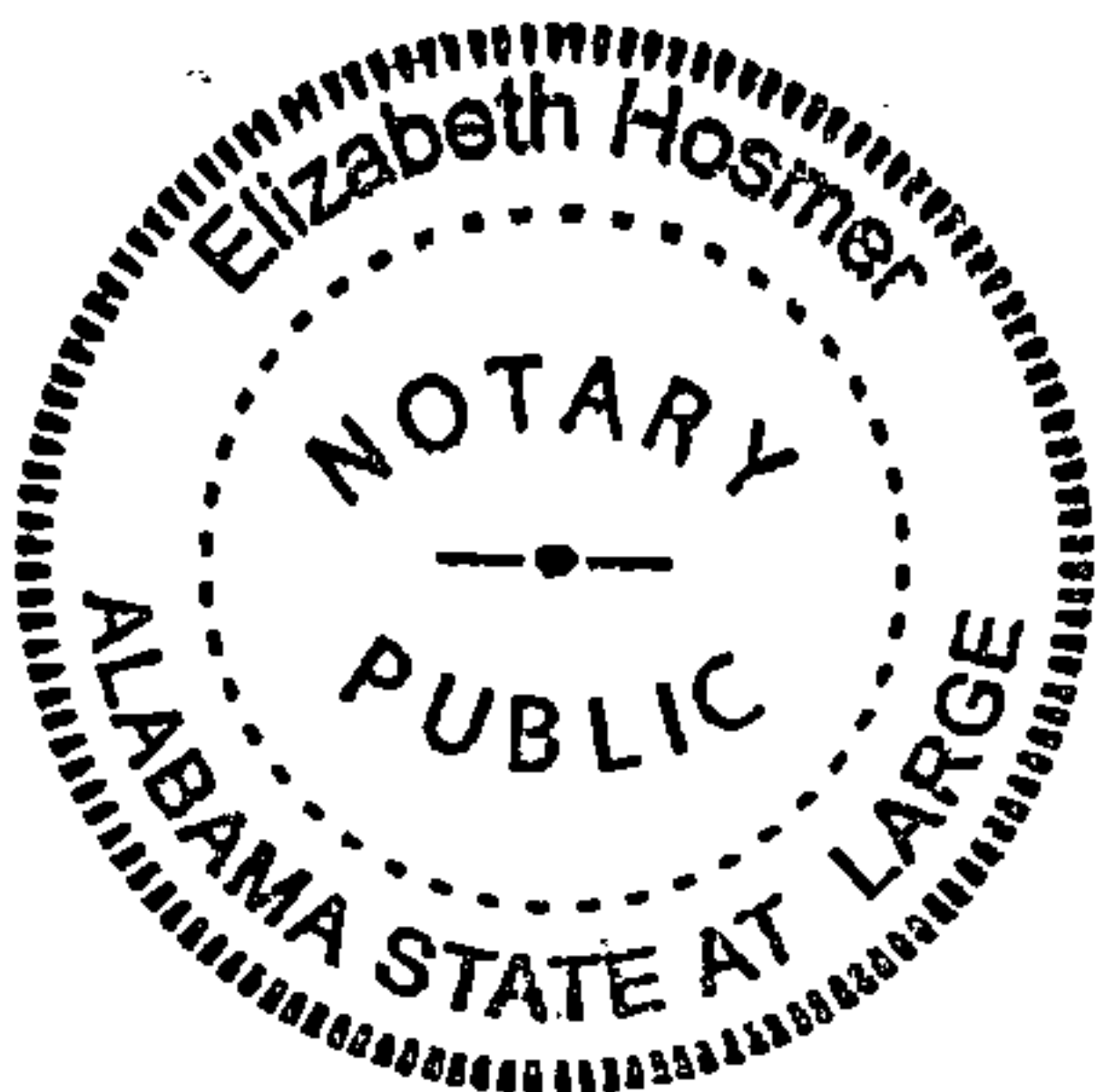
And said GRANTOR does for herself, her successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; free from all encumbrances, unless otherwise noted above; that she has good right to convey the same as aforesaid, 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.



MICHAEL R. WILDMAN, JR.
as Agent for Kay C. Wildman

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael R. Wildman, Jr., being informed of the contents of the conveyance, he executed the same voluntarily on this 17 day of July, 2024.



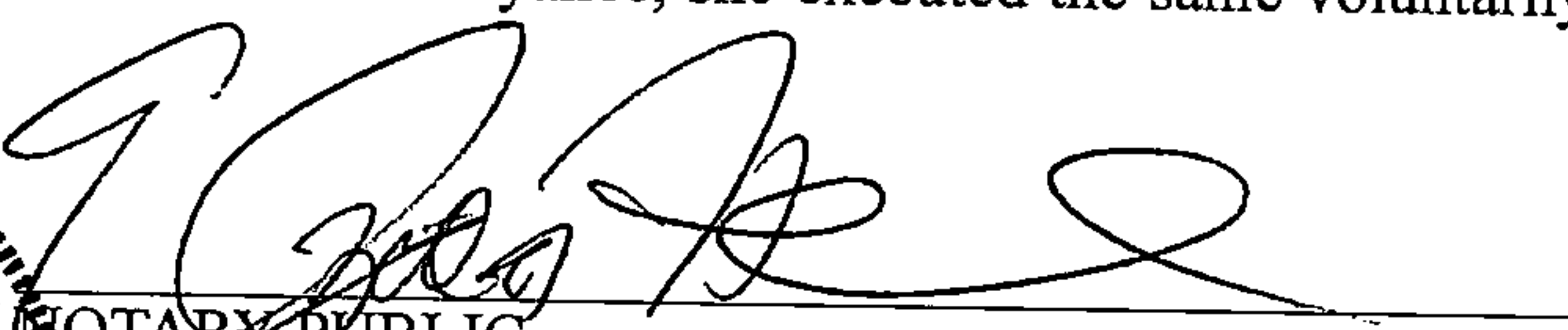
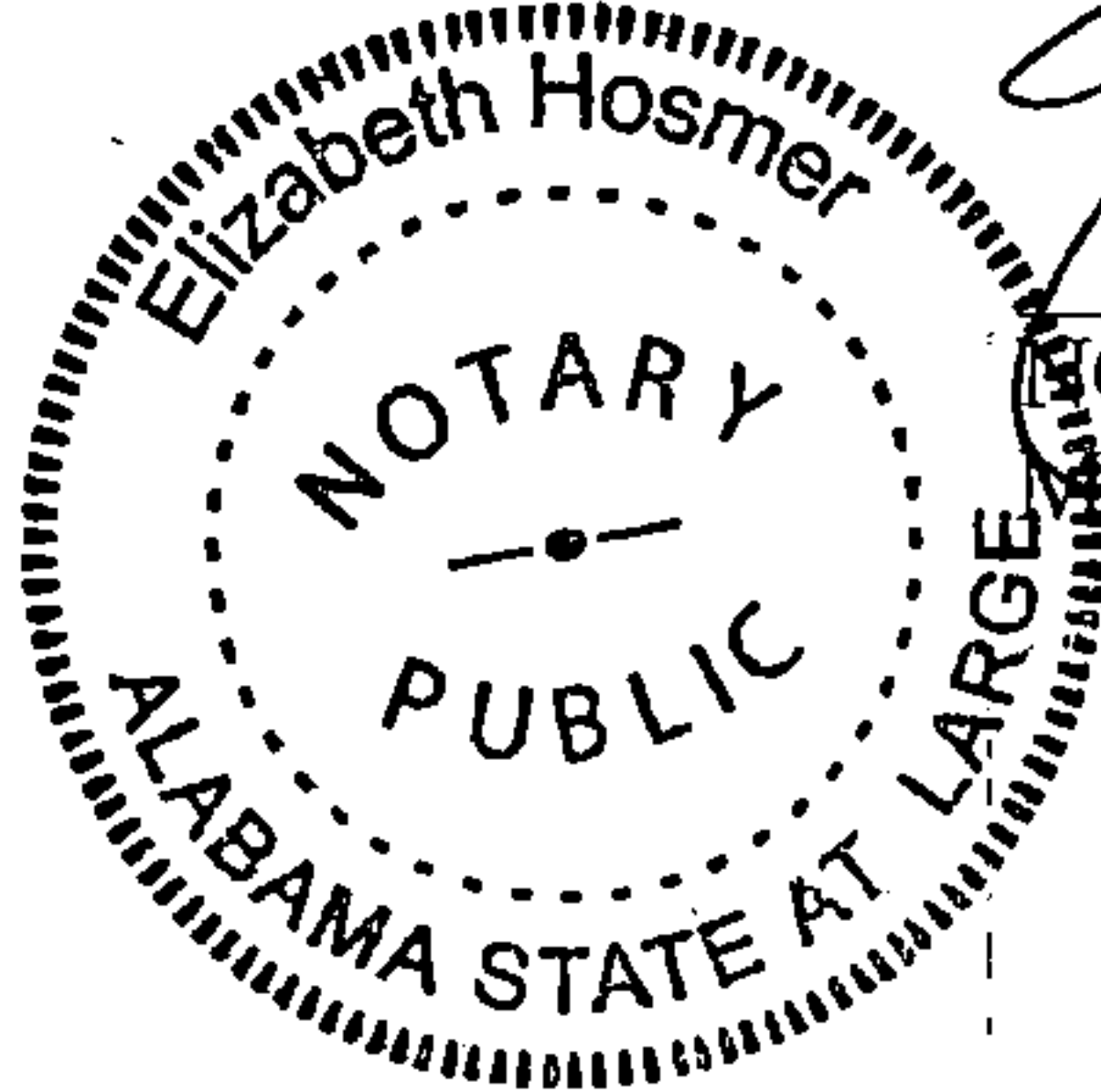
NOTARY PUBLIC
My Commission Expires: 02/12/25



MELISSA KAY WILDMAN BROOKS
as Agent for Kay C. Wildman

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa Kay Wildman Brooks, being informed of the contents of the conveyance, she executed the same voluntarily on this 17 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
Mailing Address

Hay C. Wildman
7101 Hwy 13
Helena, AL 35080

Grantee's Name
Mailing Address

Hay Wildman Michael Wildman
Melissa Hay Wildman
7101 Hwy 13
Helena, AL 35080

Property Address

7101 Hwy 13
Helena, AL 35080

Date of Sale

7/17/24

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

193,590

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

☐

Appraisal

☐

Sales Contract

☒

Other

Tax Assessor

☐

Closing Statement

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

7/22/24

Print

Elizabeth H. Mason

☐

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one