

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:  
Carol DuPriest Crawford  
727 Portobello Road  
Birmingham, AL 35242

**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 **Carol DuPriest Crawford**, a married woman in her individual capacity (hereinafter called "Grantor"), said Grantor hereby **GRANTS, BARGAINS, and CONVEYS** to **Christina Poe, Ryan Smith, and R. Nicholas Smith**, (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:

**Land in Shelby County, Alabama, being Unit No. 27, Building 7, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 2007042000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 200705508000215560, Second Amendment to the Declaration of Condominium Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in 20070626000297920 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, an as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, Page 77, amended in Map Book 39, Page 4, as further amended in Map Book 39, Page 79, as further amended in Map Book Page 39, Page 137, as further amended in Map Book 40, Page 54, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association, Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate 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.: 20230911000273500 Shelby County Probate Court.**

**Address: 727 Portobello Road, Birmingham, AL 35242**

**(A) EXCEPT THAT said GRANTOR expressly reserve 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 Grantor, and it is the GRANTOR'S expressed intention to convey to the GRANTEES only the contingent, remainder interest in said property.**

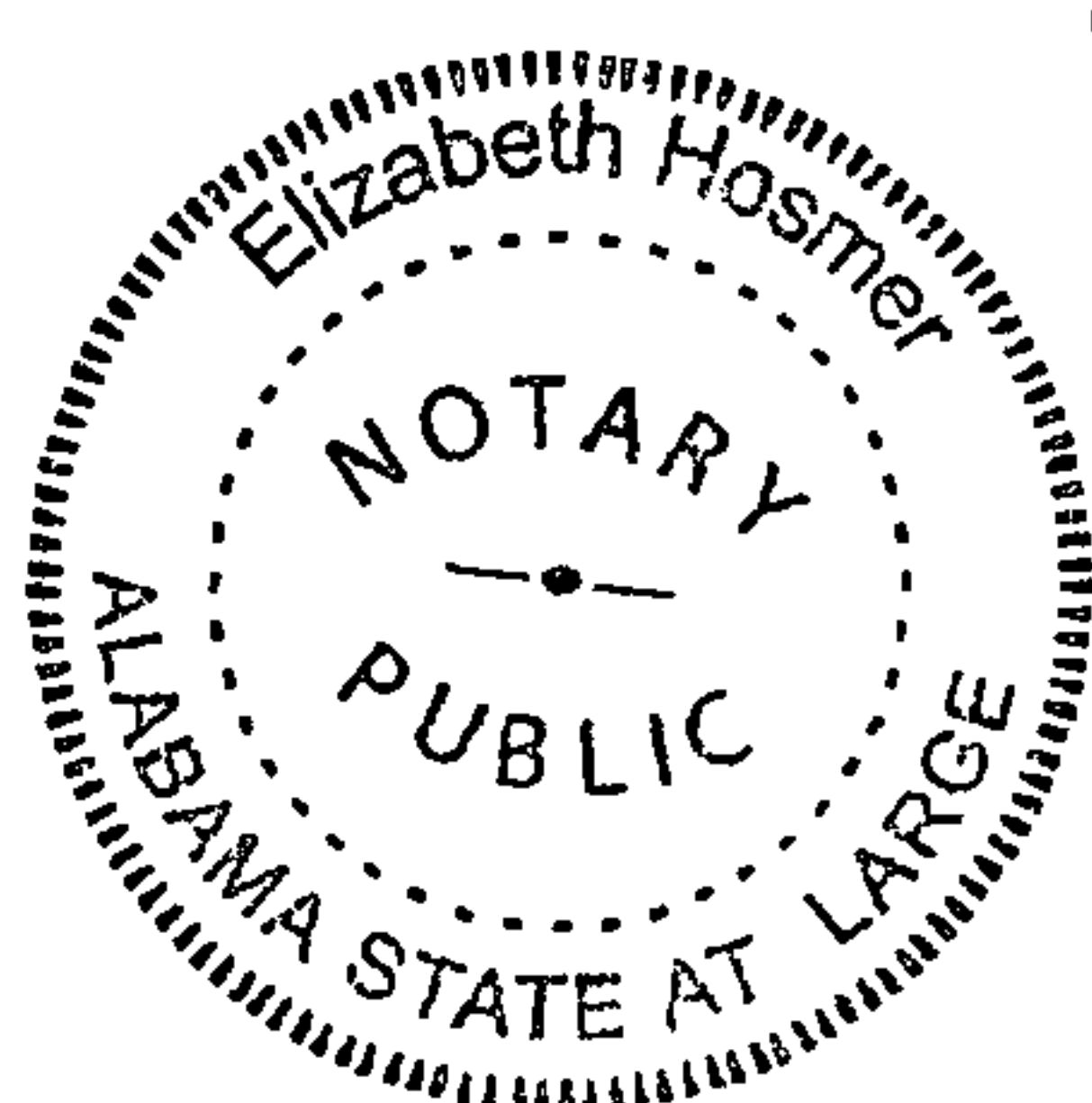
**TO HAVE AND TO HOLD** unto said GRANTEES in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation of the grantor; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantees or their heirs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

*Carol DuPriest Crawford*  
**CAROL DUPRIEST CRAWFORD**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Carol DuPreist Crawford, 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 30 day of October, 2024.



*Elizabeth H. Mason*  
Elizabeth H. Mason  
NOTARY PUBLIC  
My Commission Expires: 02/12/2025



Real Estate Sales Validation Form

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

Grantor's Name Carol Crawford  
Mailing Address 727 Portobello Rd  
Birmingham AL  
35242

Grantee's Name Carol Crawford Christina Poe  
Mailing Address Ryan Smith and Nicholas Smith  
727 Portobello Rd  
Birmingham AL 35242

Property Address 727 Portobello Rd  
Birmingham AL  
35242

Date of Sale 10/30/24  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 347,000

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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                            |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other <u>Tax Assessed</u> |
| <input type="checkbox"/> 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 11/5/24

Print Elizabeth H Mason  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested \_\_\_\_\_  
(verified by)