



20250609000175440 1/3 \$378.00
Shelby Cnty Judge of Probate, AL
06/09/2025 09:44:03 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:
Scozzaro Law, LLC
600 Creekside Court
Helena, AL 35080

Send Tax Notice To:
Anthony C. Ruffino
5168 Valleybrook Circle
Birmingham, AL 35244

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 **Anthony C. Ruffino and Paula K. Ruffino**, (hereinafter called "Grantors"), said Grantors hereby **GRANT, BARGAINS, and CONVEY** to **Michael Anthony Ruffino**, a single man, and **Anna Elizabeth Ruffino**, a single woman, in their individual capacities, as joint tenants with right of survivorship, (hereinafter called the "Grantees"), an equal one-half (1/2) interest each in the following described real estate with right of survivorship, situated in Shelby County, Alabama, **SUBJECT TO the reservation stated below in subparagraph (A)**, to wit:

LOT 34, ACCORDING TO THE RESURVEY OF VALLEY BROOK, PHASE II, AS RECORDED IN MAP BOOK 12, PAGE 12, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

(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 surviving grantor, and it is the GRANTORS' expressed intention to convey to the GRANTEES only the remainder interest in said property upon the death of the surviving grantor.

Subject to: any lien, mortgage, encumbrance, covenants, rights of way and/or taxes of record.

Property Address: 5168 Valleybrook Circle, Birmingham, Alabama 35244.

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 GRANTORS; 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 surviving grantor in the shares listed above.

Shelby County, AL 06/09/2025
State of Alabama
Deed Tax: \$348.00



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

Anthony C. Ruffino

ANTHONY C. RUFFINO
CO-GRANTOR

Paula K. Ruffino

PAULA K. RUFFINO
CO-GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, ANTHONY C. RUFFINO and PAULA K. RUFFINO, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they have executed the same voluntarily on this the 4 day of June, 2025.

state of Josie A Silk
Notary Public
Alabama My Commission Expires
 March 17, 2029

Josie A. Silk
NOTARY PUBLIC
My Commission Expires: 3-17-29

Real Estate Sales Validation Form

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

Grantor's Name Anthony + Paula Ruffino
Mailing Address 5168 Valleybrook Circle Birmingham, AL 35244

Grantee's Name Anthony + Paula Ruffino
Mailing Address Michael Ruffino, and Anna Ruffino 5168 Valleybrook Cir Birmingham AL 35244

Property Address 5168 Valleybrook Circle Birmingham, AL 35244

Date of Sale June 4, 2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 347,600.00

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 6/4/25

Print Elizabeth H. Mason

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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