

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:
Patricia J. Agee
804 Ballantrae Pkwy
Pelham, AL 35124

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN 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 **Patricia J. Agee**, a single individual, (hereinafter called "Grantor"), said Grantor hereby **GRANTS, BARGAINS, and CONVEYS** to **Adriana Walker**, (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 224, according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, Page 10 A, B, and C, 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.: 20140421000115500 Shelby County Probate Court.

Address: 804 Ballantrae Parkway, Pelham, AL 35124

(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 Grantor, and it is the GRANTOR'S 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 grantor; 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 grantor.

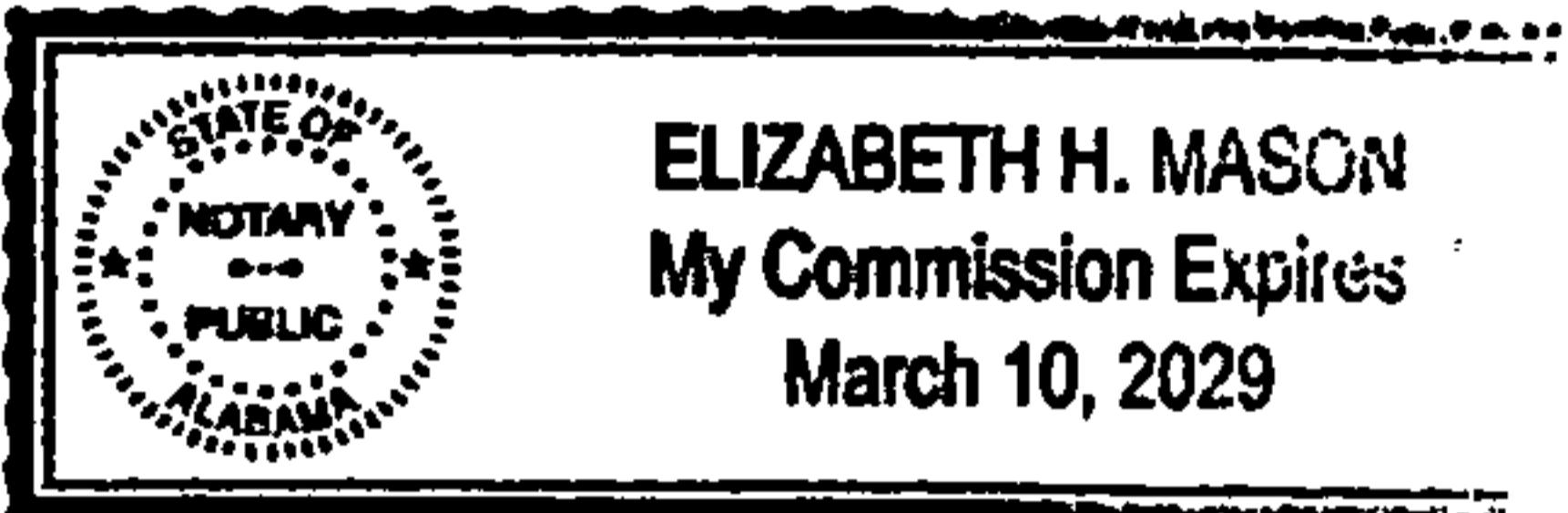
And said GRANTOR does for herself, her successors and assigns, covenant with the said GRANTEE, her heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; free from all encumbrances, unless otherwise noted above; that she has good right to

convey the same as aforesaid, and that she will and her successors and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Patricia J. Agee
PATRICIA J. AGEE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Patricia J. Agee, being informed of the contents of the conveyance, she executed the same voluntarily on this 11 day of July, 2025.



Elizabeth H. Mason
NOTARY PUBLIC
My Commission Expires: 03/10/2029

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

Patricia J. Agee
804 Ballantyne Phwy
Pelham, AL 35124

Grantee's Name
Mailing Address

Patricia J. Agee and
Adriana Walker
804 Ballantyne Phwy
Pelham, AL 35124

Property Address

804 Ballantyne
Phwy
Pelham, AL 35124

Date of Sale

7/11/25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 523,900.00

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 7/11/25

Print

Elizabeth H. Mason

Unattested

Sign

Elizabeth H. Mason
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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Shelby Cnty Judge of Probate, AL
08/06/2025 09:35:31 AM FILED/CERT