



20251212000381200 1/3 \$276.50
Shelby Cnty Judge of Probate, AL
12/12/2025 11:03:46 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:
Joseph Lucien Coggins and Janet Paley Coggins
1207 Southwind Drive
Helena, AL 35080

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTORS

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 **JOSEPH LUCIEN COGGINS** and **JANET PALEY COGGINS**, (hereinafter called "Grantors"), said Grantors hereby **GRANT, BARGAIN, and CONVEY** to **DALE COGGINS PORTER**, a married woman, (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 34, ACCORDING TO THE SURVEY OF DEERING DOWNS—FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

- 1. Taxes of record due and payable.**
- 2. Existing easements, encroachments, encumbrances, restrictions, agreements, and limitations, if any, of record.**
- 3. Any outstanding mortgages or other recorded liens of record.**

OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY.

(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 GRANTEE only the remainder interest in said property upon the death of the surviving grantor.

Property Address: 1207 Southwind Drive, Helena, Alabama 35080.

TO HAVE AND TO HOLD unto said GRANTEE in fee simple absolute, her heirs and assigns, forever, subject to the life estate reservation of the GRANTORS; it being the intention of

Shelby County, AL 12/12/2025
State of Alabama
Deed Tax: \$248.50

the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantee or her heirs and assigns forever upon the death of the surviving grantor.

And said GRANTORS do for themselves, their successors and assigns, covenant with the said GRANTEE, her 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 a good right to convey the same as aforesaid, and they will and their successors and assigns warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

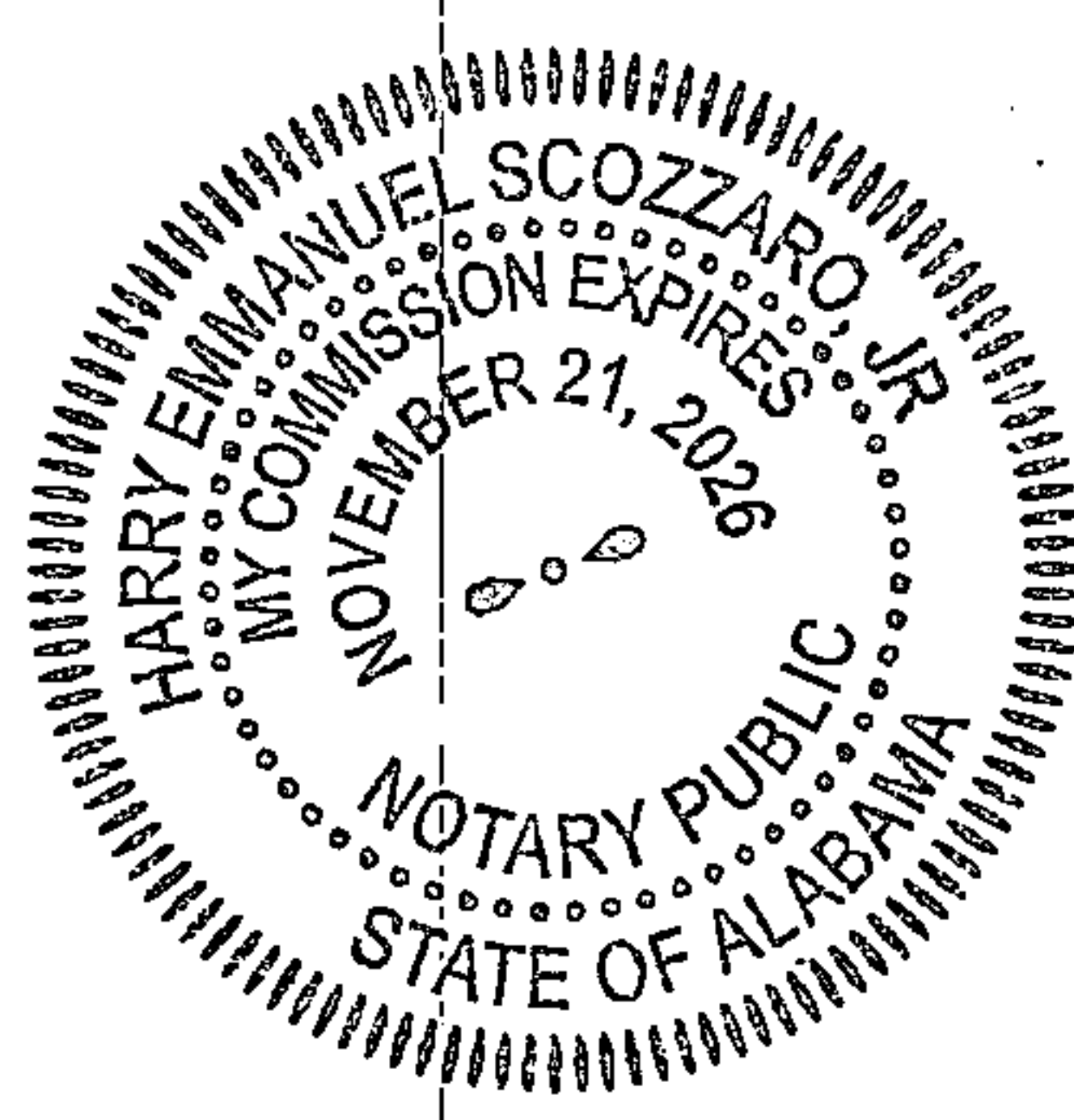

JOSEPH LUCIEN COGGINS
GRANTOR


JANET PALEY COGGINS
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, JOSEPH LUCIEN COGGINS and JANET PALEY COGGINS, 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 3rd day of December, 2025.


NOTARY PUBLIC
My Commission Expires: 11/21/26



Real Estate Sales Validation Form

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

Grantor's Name Joseph Lucia Cossins
Mailing Address Janet Patey Cossins
1207 Southwind Dr.
Helena, AL 35880

Grantee's Name Dale Cossins Porter
Mailing Address 1207 Southwind Dr.
Helena, AL 35880

Property Address 1207 Southwind Dr.
Helena, AL 35880

Date of Sale 12/3/25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 248,300



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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 _____

Print H. Emmanuel Scovro, Jr.

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1