



20260318000078710 1/3 \$255.50  
Shelby Cnty Judge of Probate, AL  
03/18/2026 02:34:29 PM 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:  
Kalana Clark  
1119 Townhouse Rd  
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 **Kalana Clark AKA Kalana Jamyra Clark**, a single woman, **Meredith Huey**, a married woman, and **Megan Clark**, a single woman (hereinafter called "Grantors"), **said Grantors** hereby **GRANT, BARGAIN, and CONVEY** to **Meredith Huey**, a married woman, and **Grace Huey**, in their individual capacities as tenants in common, (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:

**Lot 1, in Block 5, according to the survey of Dearing Downs, Second Addition, as recorded in map Book 9, Page 33, 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,**

**Address: 1119 Townhouse Road, Helena, AL 35080**

**(A) EXCEPT THAT** said GRANTOR Kalana Clark expressly reserves unto herself a **LIFE ESTATE** (to use, occupy, and collect rents or other income therefrom) in and to said property until her death, 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 GRANTORS does 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; free from all encumbrances, unless otherwise noted above; that they have good

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State of Alabama  
Deed Tax: \$224.50

right to convey the same as aforesaid, and that they will and their 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.

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

Kalana Clark  
KALANA CLARK

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Kalana Clark, being informed of the contents of the conveyance, she executed the same voluntarily on this 5<sup>th</sup> day of March, 2026.

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

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

Meredith Huey  
MEREDITH HUEY

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Meredith Huey, being informed of the contents of the conveyance, she executed the same voluntarily on this 5<sup>th</sup> day of March, 2026.

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

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

Megan Clark  
MEGAN CLARK

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Megan Clark, being informed of the contents of the conveyance, she executed the same voluntarily on this 5<sup>th</sup> day of March, 2026.

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



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**Real Estate Sales Validation Form**

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

Grantor's Name Malana Clark, Meredith Grantee's Name Malana Clark, Meredith  
 Mailing Address Hew, Megan Clark Mailing Address Hew, Megan Clark  
1119 Townhouse Rd 1119 Townhouse Rd  
Helena, AL 35080 Helena, AL 35080

Property Address 1119 Townhouse Rd Date of Sale 3/5/24  
Helena, AL 35080 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 224,400.00

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 3/5/24

Print Elizabeth H. Mason

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

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one