

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Stephen Ryan Kellgren
Amanda Kellgren
600 Elysian Way
Montevallo, AL 35115

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$322,500.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Robert Lee Moore and spouse, Margaret Moore** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephen Ryan Kellgren and Amanda Kellgren** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Commence at the SE Corner of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run North 89 degrees 15 minutes 01 seconds West for 235.0 feet; thence North 3 degrees 31 minutes 35 seconds West for 528.12 feet to Point of Beginning; thence continue North 3 degrees 31 minutes 35 seconds West for 491.39 feet; thence South 89 degrees 12 minutes 54 seconds East for 626.19 feet; thence South 0 degrees 41 minutes 58 seconds West for 490.00 feet; thence North 89 degrees 12 minutes 54 seconds West for 589.98 feet to Point of Beginning.

Also, a nonexclusive right to use an easement for ingress and egress on and across the above described property, being 30 feet wide and lying South and East of the following described line:

Commence at the SE corner of Section 5, Township 22 South, Range 3 West, and run North 89 degrees 15 minutes 01 seconds West and along South line of said Section 5 for 235 feet; thence North 3 degrees 31 minutes 35 seconds West for 1019.51 feet to point of beginning of herein described easement; thence South 89 degrees 12 minutes 54 seconds East for 235 feet; thence North 0 degrees 04 minutes 09 seconds West for 330.89 feet; thence North 89 degrees 38 minutes 44 seconds East for 395.70 feet to the point of ending of herein described easement.

Also an easement for ingress and egress 30 feet wide and lying South of a line described as follows:

Commence at the SW corner of Section 4, Township 22 South, Range 3 West, and run South 89 degrees 18 minutes 02 seconds East and along the South line of said Section 4 for 316.07 feet; thence left 90 degrees 00 minutes and run North 0 degrees 41 minutes 58 seconds East for 1354.74 feet to point of beginning of herein described easement; thence North 89 degrees 38 minutes 44 seconds East for 44.03 feet; thence South 0 degrees 56

minutes 34 seconds East for 10.49 feet; thence South 88 degrees 24 minutes 14 seconds East for 445.88 feet; thence South 88 degrees 07 minutes 58 seconds East for 193.84 feet; thence South 87 degrees 03 minutes 57 seconds East for 383.06 feet; thence South 88 degrees 24 minutes 14 seconds East for 1118.06 feet to a point of intersection with the Westerly right of way line of Shelby County Highway 15 and point of ending of said described line. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

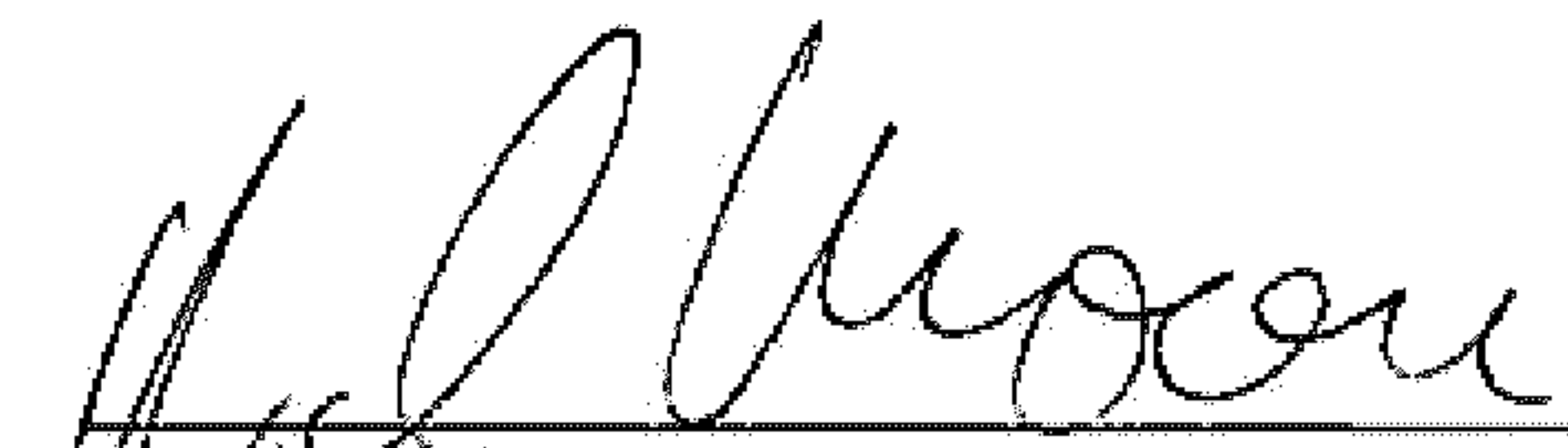
Property Address: **600 Elysian Way, Montevallo, AL 35115**


\$306,375.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs,, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **25th day of June, 2021.**


Robert Lee Moore


Margaret Moore

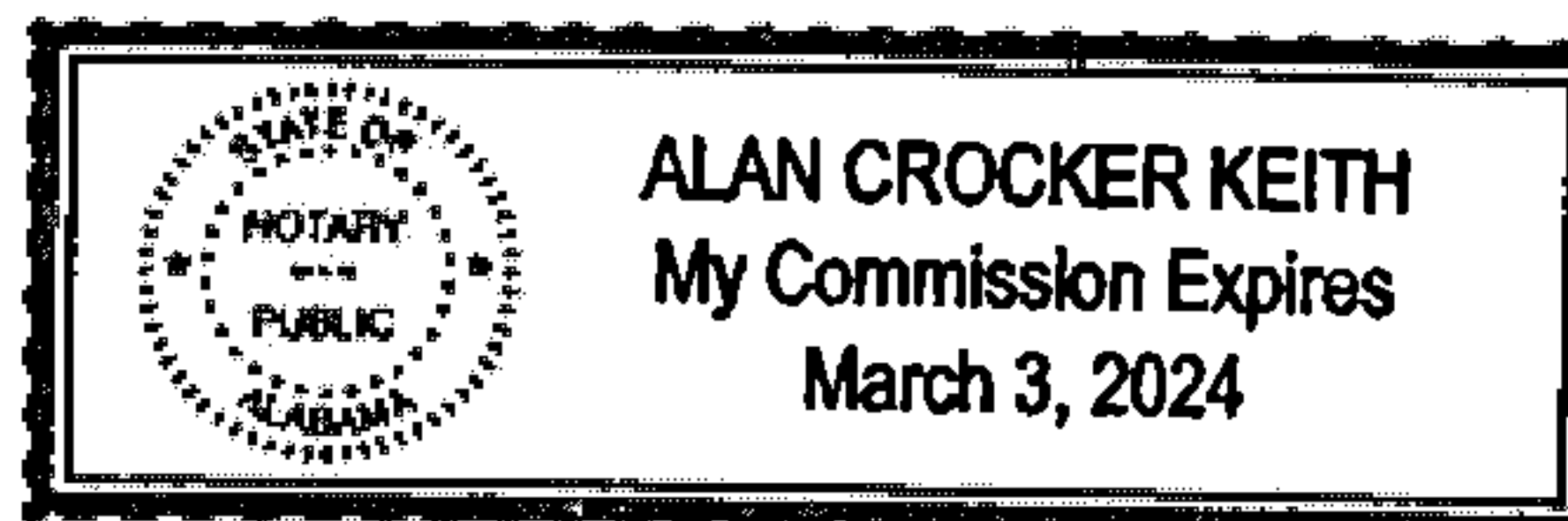
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert Lee Moore and Margaret Moore**, 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 the Instrument, they signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **25th day of June, 2021.**



NOTARY PUBLIC
My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Robert Lee Moore
 Mailing Address Margaret Moore
1609 Cahaba Road
Birmingham, AL 35223

Grantee's Name Stephen Ryan Kellgren
 Mailing Address Amanda Kellgreen
600 Elysian Way
Montevallo, AL 35115

Property Address 600 Elysian Way
Montevallo, AL 35115

Date of Sale 6-25-2021
 Total Purchase Price \$ 322,500.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

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

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 6-25-2021

Print Alan C. Keith

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/28/2021 09:42:55 AM
 S47.50 CHERRY
 20210628000311370

Alan C. Keith