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Shelby Cnty Judge of Probate, AL
03/30/2012 02:24:52 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Mark Sullivan
4137 Somerset Ridge
Birmingham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Twenty-Seven Thousand Five Hundred and 00/100 (\$527,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Zeljko M. Ivanovic, sole Trustee of the Zeijko M. Ivanovic Living Trust and wife, Jennifer A. Ivanovic, sole Trustee of the Jennifer A. Ivanovic Living Trust** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Mark Sullivan and Joanne D. Sullivan**, 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 the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Hudson's Add to Brook Highlands, as recorded in Map Book 31, Page 37, in the Probate Office of Shelby County, Alabama.

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

\$317,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 hereinabove 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 19th day of MARCH, 2012.

Zeljko M. Ivanovic, sole Trustee of the
Zeijko M. Ivanovic Living Trust

Jennifer A. Ivanovic, sole Trustee of the
Jennifer A. Ivanovic Living Trust

STATE OF COLORADO)
COUNTY OF LARIMER)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Zeljko M. Ivanovic, sole Trustee of the Zeijko M. Ivanovic Living Trust and wife, Jennifer A. Ivanovic, sole Trustee of the Jennifer A. Ivanovic Living Trust**, signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said Instrument, they in their capacity as Trustees and with full authority, executed the same voluntarily for and as the act of said Trust acting in its capacity as Trustee on the same that bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of MARCH, 2012.

NOTARY PUBLIC



My Commission Expires 1/25/2014

My Commission Expires: 1/25/2014

Shelby County, AL 03/30/2012
State of Alabama
Deed Tax: \$210.00