

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

JAMES E. BRASWELL
AMY T. BRASWELL
350 POND VIEW LANE
MANAKIN SABOT, VA 23103

SURVIVORSHIP DEED

**DESCRIPTION PROVIDED BY GRANTOR.
NO TITLE EXAM PERFORMED BY PREPARER**

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WAYNE E. DUTT, an unmarried man, and JAMES E. BRASWELL, a married man, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES E. BRASWELL, and wife AMY T. BRASWELL (herein referred to as GRANTEE), with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE, AS RECORDED IN MAP BOOK 16, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EASEMENTS, RIGHT OF WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.**

CAROL O. SIMMONS IS THE SOLE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED ON AUGUST 13, 2004, 20040813000456830, SHELBY COUNTY JUDGE OF PROBATE, ALABAMA. JOHN I. SIMMONS DIED ON OR ABOUT APRIL 16, 2005.

CAROL O. SIMMONS AND CAROL O. DUTT ARE ONE AND THE SAME PERSON.

WAYNE E. DUTT AND JAMES E. BRASWELL ARE THE SOLE SURVIVING HEIRS AT LAW AND NEXT OF KIN OF CAROL O. DUTT, WHO IS THE NAMED GRANTEE IN THAT CERTAIN DEED RECORDED AUGUST 13, 2004, 20040813000456830, SHELBY COUNTY JUDGE OF PROBATE, ALABAMA. CAROL O. DUTT DIED ON OR ABOUT JUNE 24, 2012, SURVIVED ONLY BY HER SPOUSE, WAYNE E. DUTT, AND CHILD, JAMES E. BRASWELL. THE SAID CAROL O. DUTT DID NOT HAVE ANY OTHER ISSUE WHO PREDECEASED HER. THERE HAS BEEN NO PROBATE OF THE ESTATE OF CAROL O. DUTT IN ALABAMA AND NONE IS EXPECTED.

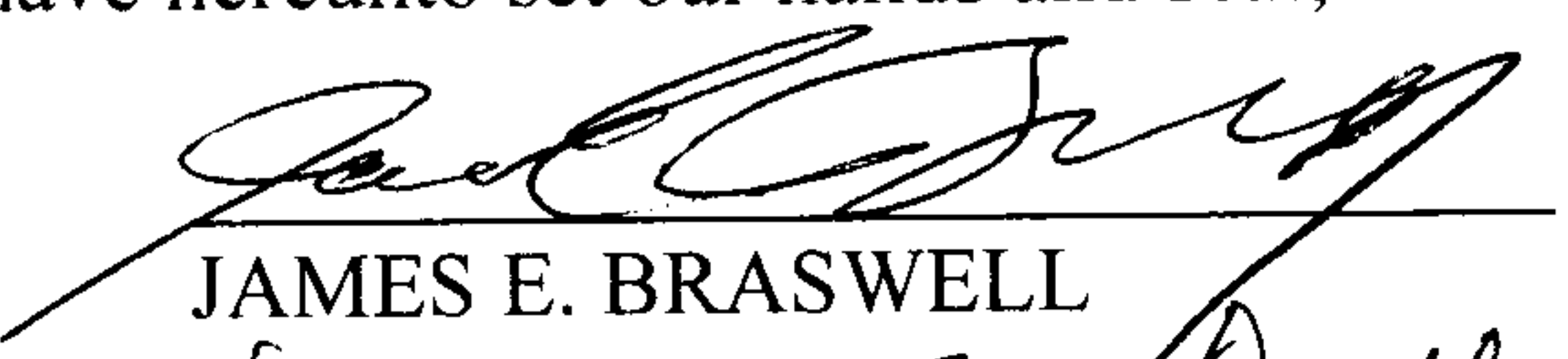
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

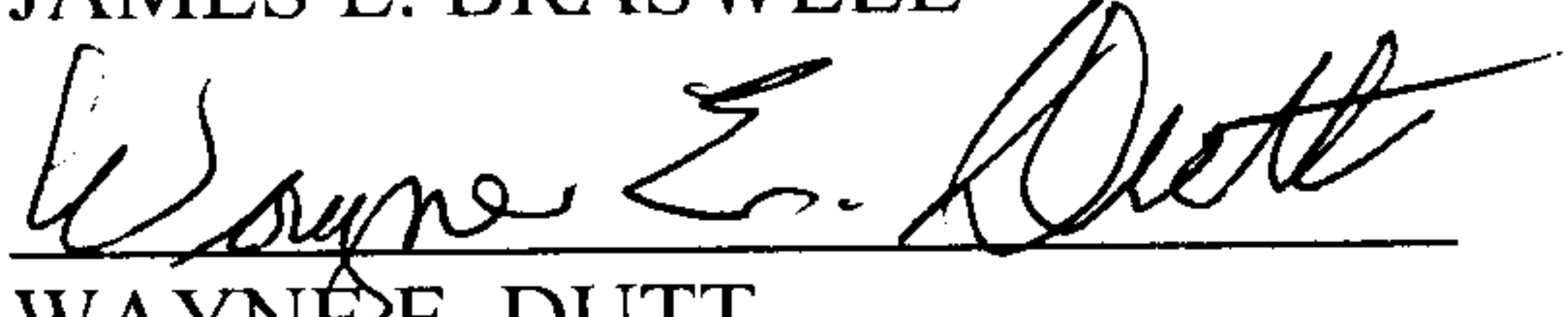
WAYNE E. DUTT RESERVES UNTO HIMSELF A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY.

TO HAVE AND TO HOLD 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.

And we do for ourselves and for our heirs, executors and administrators covenant with the said JAMES E. BRASWELL, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said JAMES E. BRASWELL, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this
8 day of AUGUST, 2012.

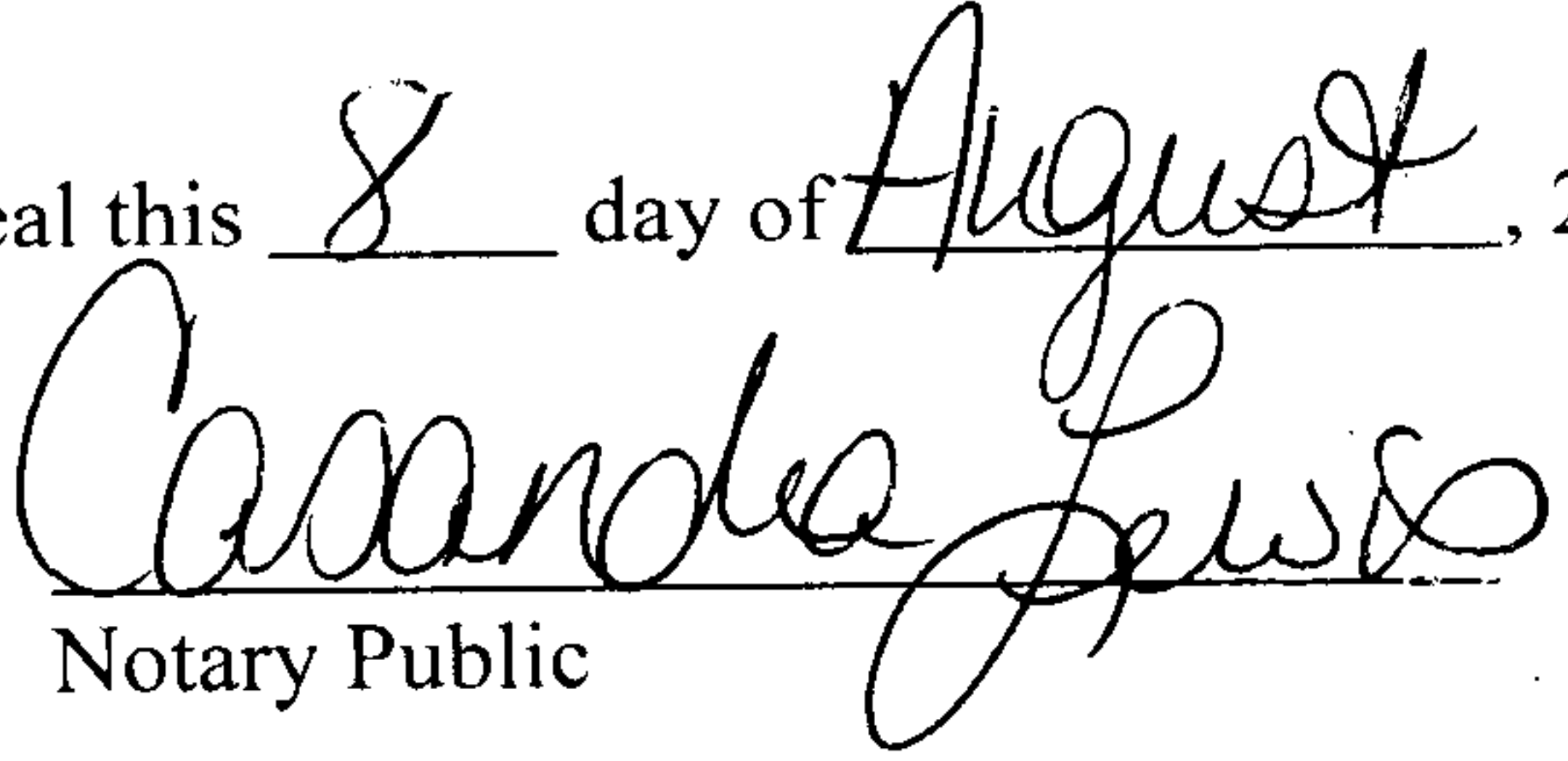

JAMES E. BRASWELL


WAYNE E. DUTT

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES E. BRASWELL, and WAYNE E. DUTT, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of AUGUST, 2012.


Notary Public

Shelby County, AL 08/08/2012
State of Alabama
Deed Tax: \$143.50

F:\COMMON\WORD\MISC2012



20120808000291420 2/3 \$162.50
Shelby Cnty Judge of Probate, AL
08/08/2012 11:41:01 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name WAYNE E. DUTT & JAMES E. BRASWELL

Mailing Address 220 BRADBERRY LN
HOOVER, AL 35242

Grantee's Name JAMES E. & AMY T. BRASWELL

Mailing Address 350 POND VIEW LANE
MANAKIN SABOT, VA 23103

Property Address 220 BRADBERRY LN
HOOVER, AL 35242

Date of Sale 8/8/2012

Total Purchase Price \$ _____

or

Actual Value \$ 286,500.00 x 1/2 = 143,250

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 ☐ Appraisal ☐ Sales Contract ☐ Closing Statement

☒ Other: TAX RECORDS

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantors 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 8/8/2012

Unattested

Print JAMES E. BRASWELL

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20120808000291420 3/3 \$162.50
Shelby Cnty Judge of Probate, AL
08/08/2012 11:41:01 AM FILED/CERT