

This instrument was prepared by:  
D. Barron Lakeman  
Lakeman, Peagler, Hollett & Alsobrook, LLC  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice To:  
Mitchell A. Forester  
934 Lake Forest Circle  
Hoover, AL 35244

# JOINT SURVIVORSHIP DEED

**STATE OF ALABAMA)  
SHELBY COUNTY )**



20131024000421580 1/2 \$133.00  
Shelby Cnty Judge of Probate, AL  
10/24/2013 02:49:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-Six Thousand and 00/100 (\$276,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kennedy F. Kunz and Danielle Fields Kunz, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Mitchell A. Forester and Stephanie Forester**, (hereinafter referred to as GRANTEEES), 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 292, according to the Survey of Phase I, Riverchase Country Club, Ninth Addition, as recorded in Map Book 10, page 98, in the Probate Office of Shelby County, Alabama.**

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

\$160,000.00 of the above-receipted purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

**Stephanie Forester and Stephanie W. Forester are one and the same person.**

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 GRANTEE, her 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE's heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 18<sup>th</sup> day of October, 2013.

A handwritten signature in black ink, appearing to read "Kunz" on the left and "F. Kennedy" on the right, is overlaid on a horizontal line. Below the line, the name "Kennedy F. Kunz" is printed in a bold, black, serif font.

*Danielle Fields Kunz*  
**Danielle Fields Kunz**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kennedy F. Kunz, Danielle Fields Kunz** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date. **GARROW**

Given under my hand and official seal, this 18th day of October, 2013.

My Commission Expires: 3.3.16

A rectangular notary seal with a decorative border. The text inside is arranged as follows: 'DOUGLAS' at the top, 'NOTARY' in the center, 'PUBLIC' below it, and 'ALABAMA STATE AT LARGE' at the bottom. The date 'OCTOBER 2013' is printed at the top left. A large, stylized signature 'D. K. E. M. A.' is written across the top of the seal, overlapping the 'DOUGLAS' and 'NOTARY' text. A horizontal line with a signature 'D. K. E. M. A.' is also present on the left side.

## Real Estate Sales Validation Form

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

Grantor's Name Kennedy F. Kunz  
Mailing Address 1090 Country Club Circle  
Hoover, AL 35244

Grantee's Name Mitchell A. Forester  
Mailing Address 934 Lake Forest Circle  
Hoover, AL 35244

Property Address 934 Lake Forest Circle  
Hoover, AL 35244

Date of Sale 10/18/2013

Total Purchase Price \$ 276,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



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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       Appraisal  
 Sales Contract       Other  
 Closing Statement

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 10-18-13

Print Kennedy F. Kunz

Sign K.F.K

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

[Print Form](#)

Form RT-1