

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Porfirio Guadalupe Chaparro and Eliu Astudillo
Bahena
4500 Hwy 25
Montevallo, AL 35115

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Thirty Thousand and 00/100 (\$330,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Wanda A. Carrigan, a married woman and Elizabeth Mitchell Cox, a married woman and Wanda A. Carrigan and Elizabeth Mitchell Cox as Co-Personal Representatives of the Estate of Corinne Jeanette Mitchell Shaw, deceased, Shelby County, Alabama Probate Case No. 2013-000684** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Porfirio Guadalupe Chaparro and Eliu Astudillo Bahena**, (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:

Se Exhibit "A" attached hereto and made a part hereof for legal description of the property conveyed herein

Subject To:

Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

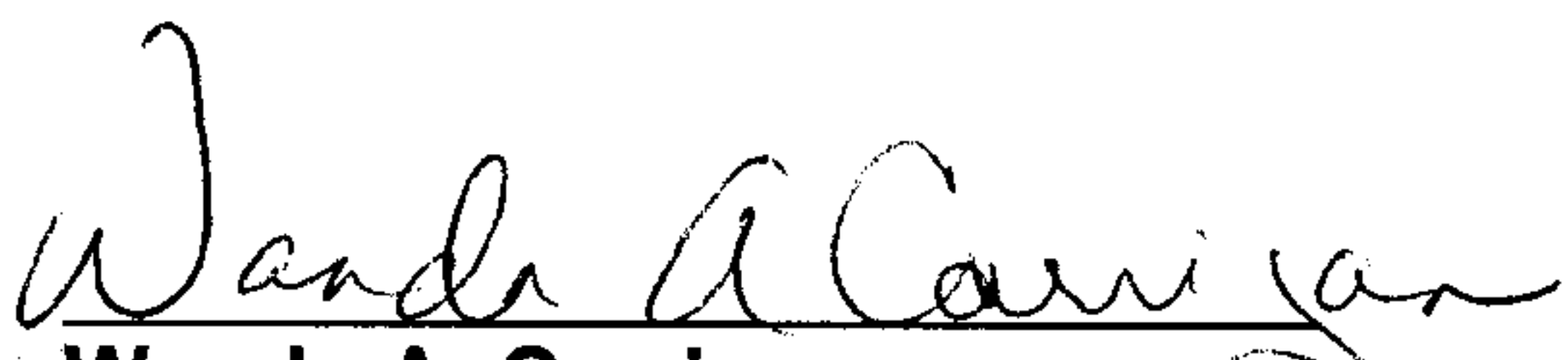
\$295,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

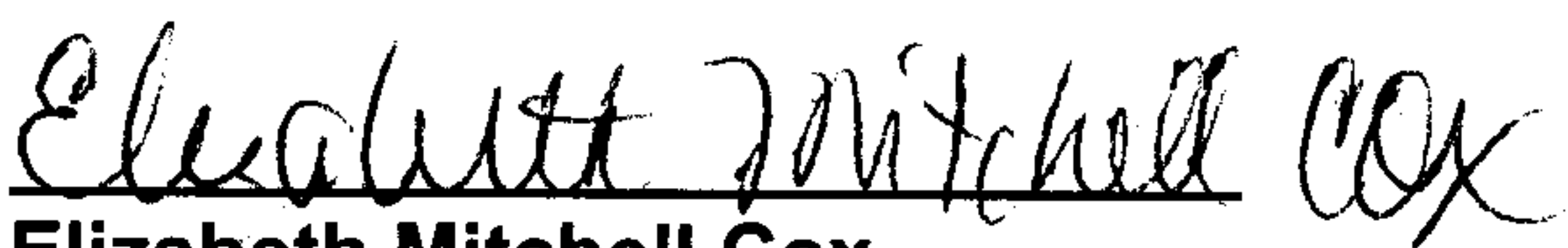
The property conveyed herein does not constitute the homestead of the grantors nor that of their respective spouse.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, 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 seals this the **8th** day of **October, 2014**.


Wanda A. Carrigan


Elizabeth Mitchell Cox

The Estate of Corinne Jeanette Mitchell Shaw,
Deceased, Shelby County Probate Case No.
2013-000684

By: 
Wanda A. Carrigan
Co-Personal Representative

By: 
Elizabeth Mitchell Cox
Co-Personal Representative

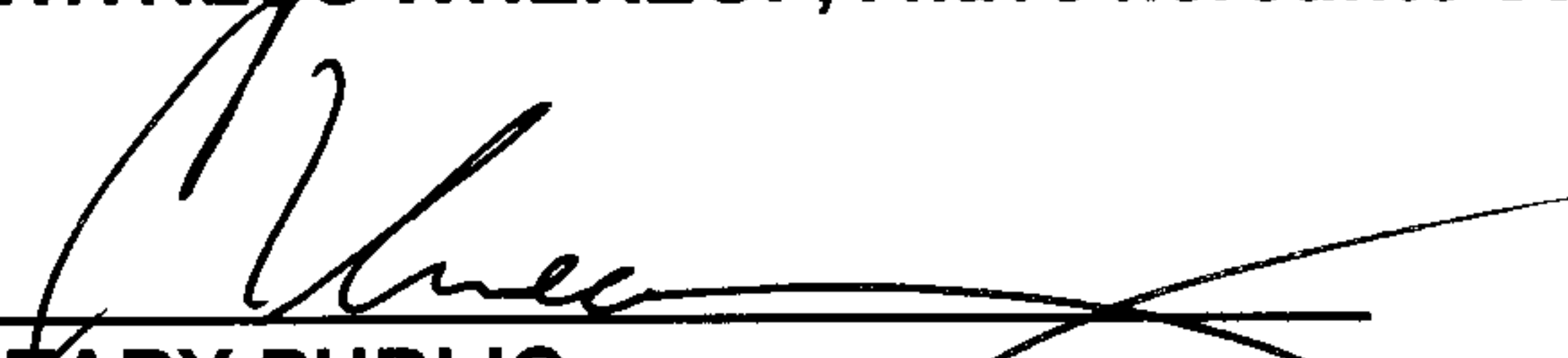

20141105000348850 1/4 \$58.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:36 AM FILED/CERT

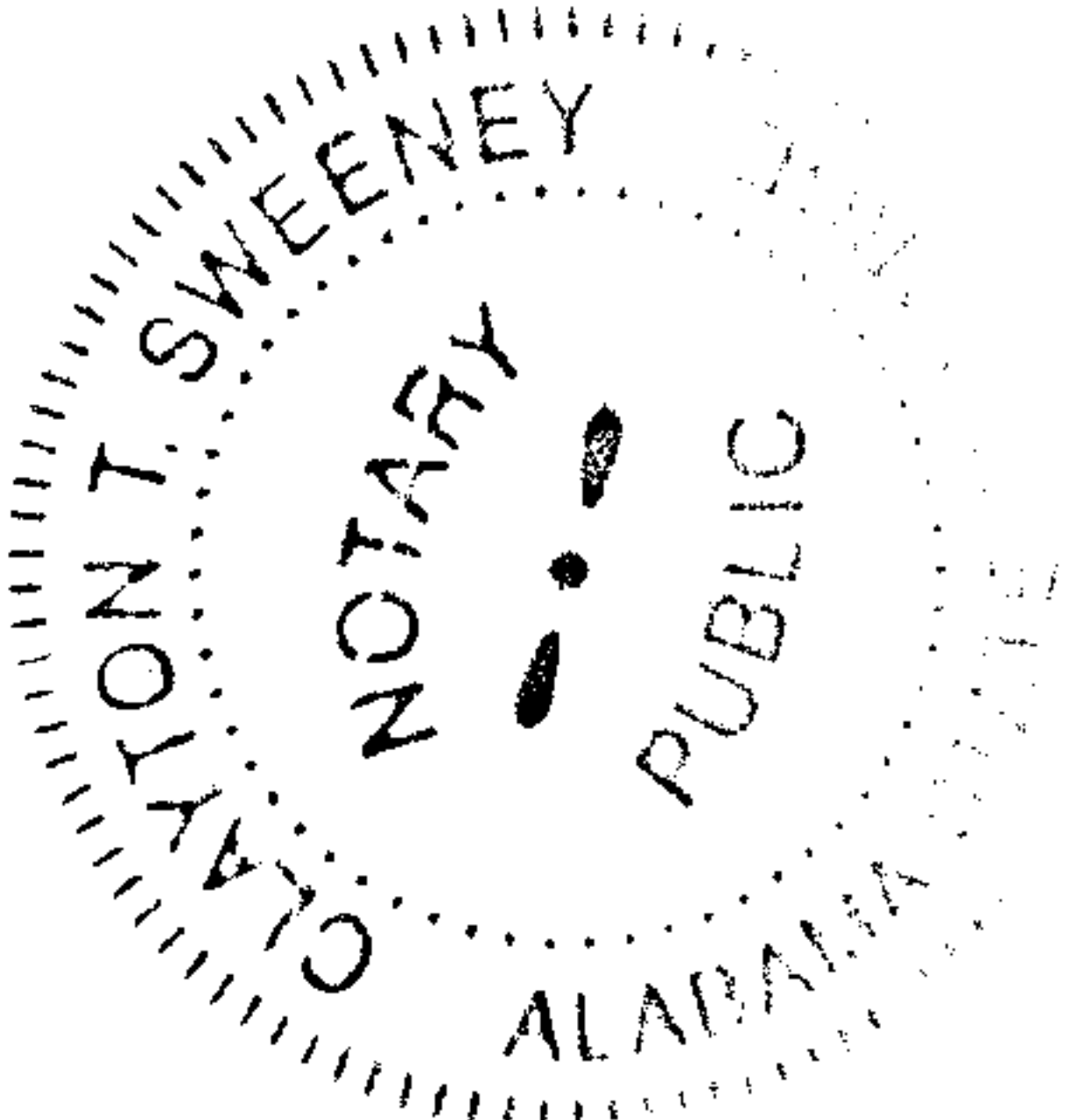
Shelby County, AL 11/05/2014
State of Alabama
Deed Tax: \$35.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth Mitchell Cox, a married woman, 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 Instrument, she, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of October, 2014.

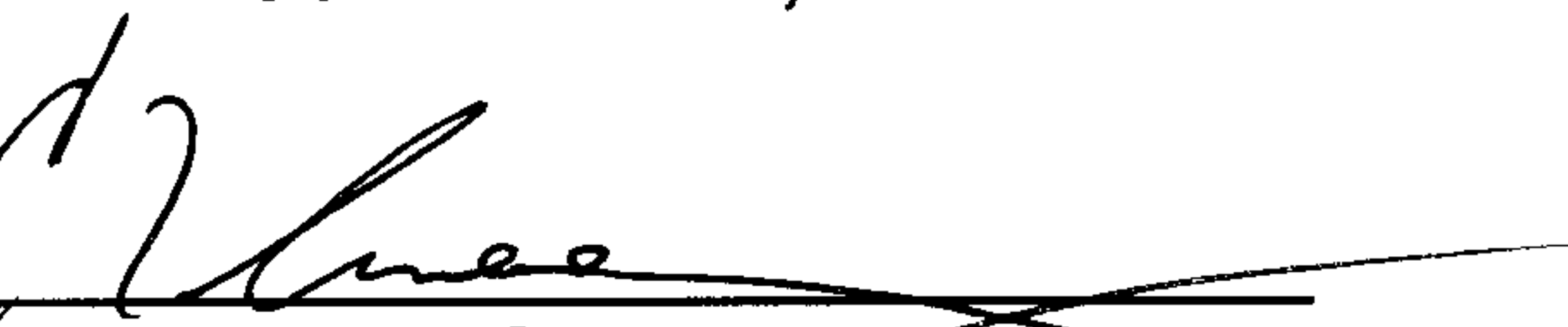

NOTARY PUBLIC
My Commission Expires: 6/5/2015

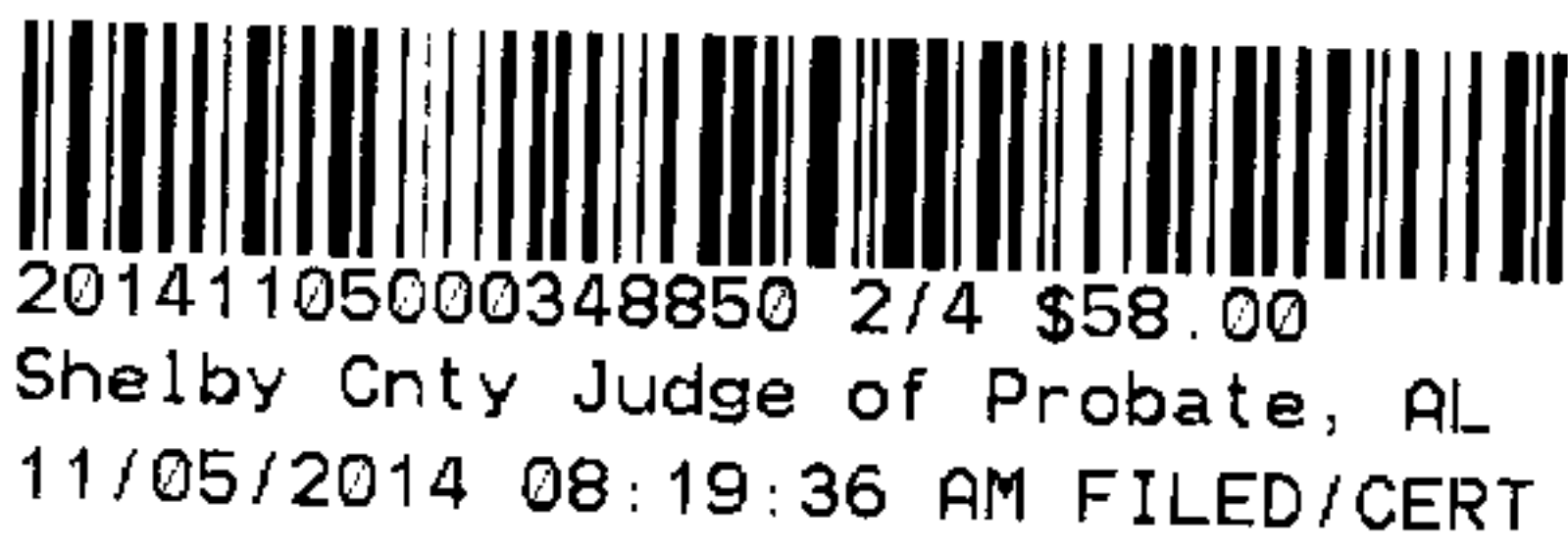


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth Mitchell Cox, as Co-Personal Representative of the Estate of Corinne Jeanette Mitchell Shaw, deceased, Shelby County, Alabama Probate Case No. 2013-000684, 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 Instrument, she, as such Co-Personal Representative, executed the same voluntarily on behalf of said estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of October, 2014.

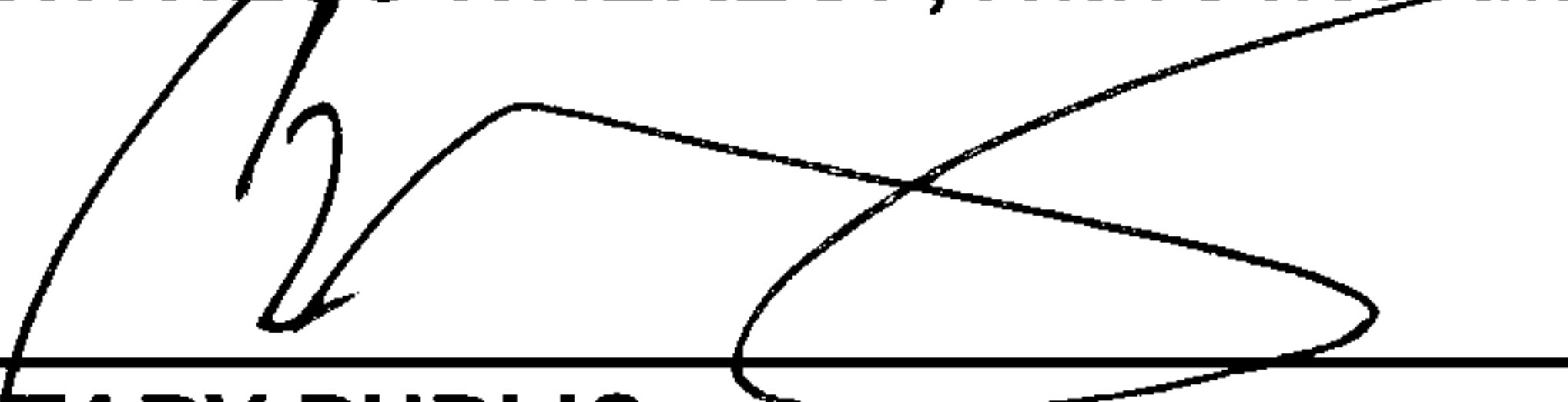

NOTARY PUBLIC
My Commission Expires: 6/5/2015

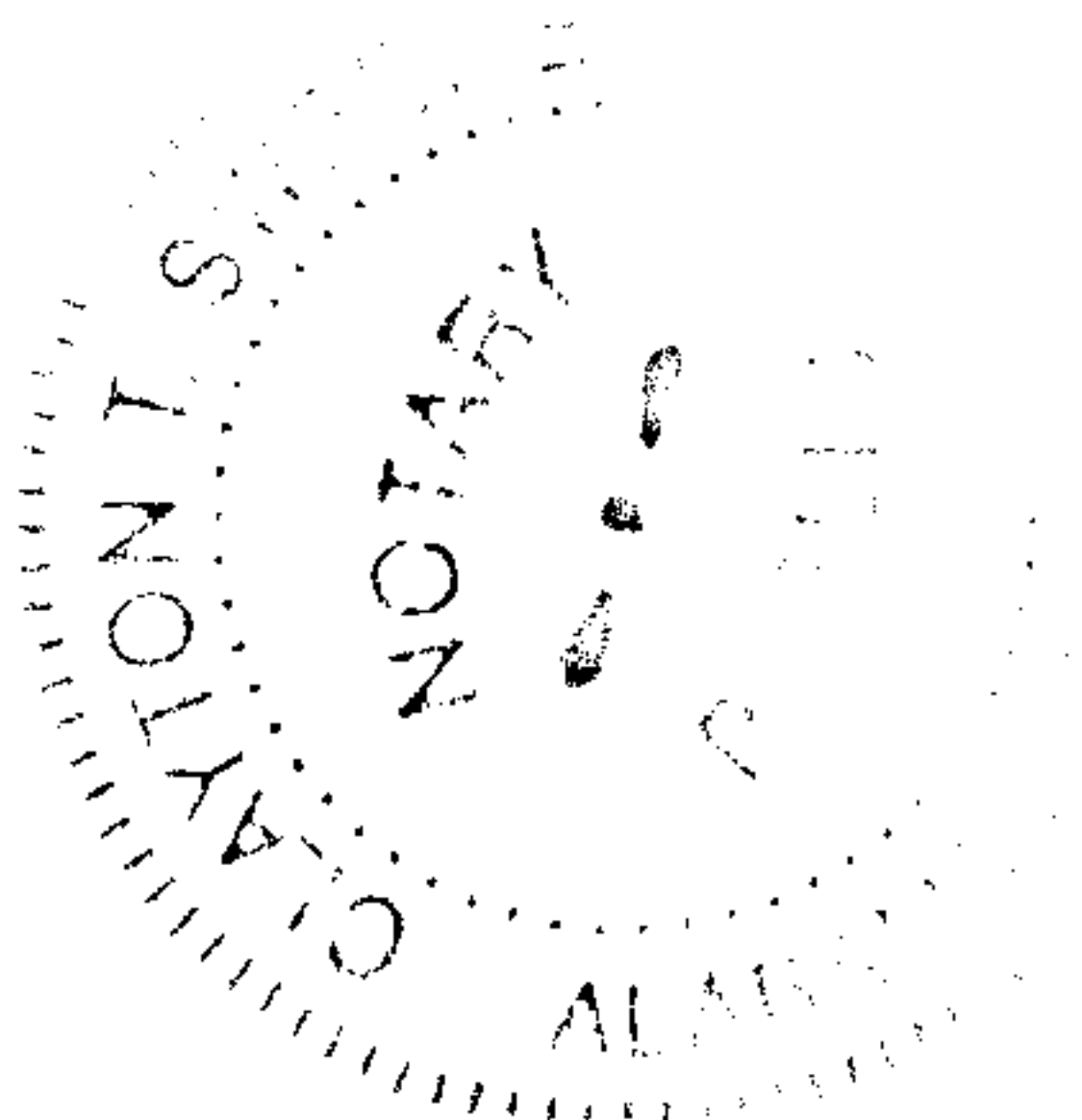


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wanda A. Carrigan, a married woman, 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 Instrument, she, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of October, 2014.


NOTARY PUBLIC
My Commission Expires: 6/5/2015



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wanda A. Carrigan, as Co-Personal Representative of the Estate of Corinne Jeanette Mitchell Shaw, deceased, Shelby County, Alabama Probate Case No. 2013-000684, 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 Instrument, she, as such Co-Personal Representatives, executed the same voluntarily on behalf of said estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of October, 2014.


NOTARY PUBLIC
My Commission Expires: 6/5/2015

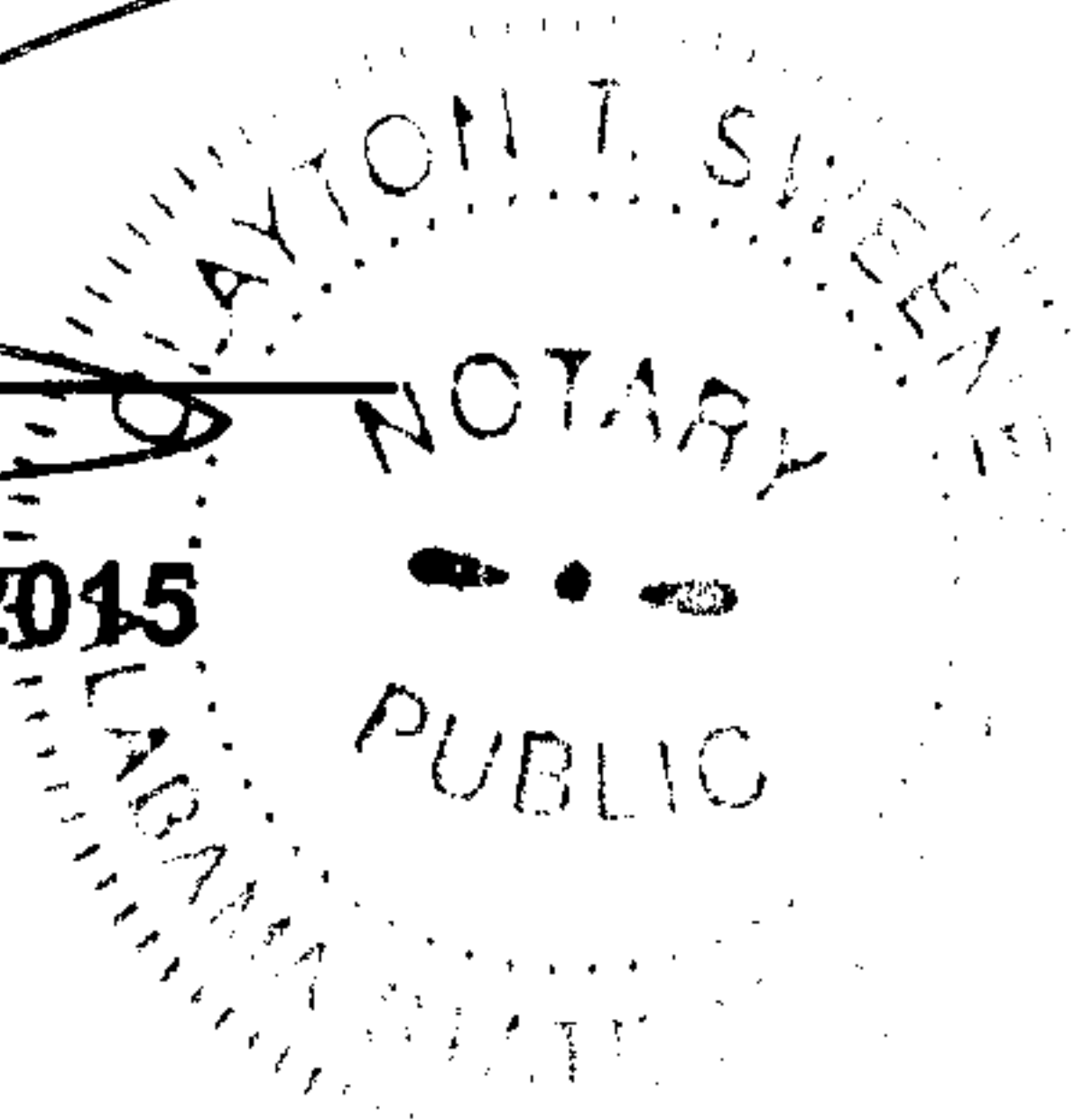


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeast corner at the Northwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, as a point of reference: thence North with the Quarter Section line 843.6 feet to the South right of way line of Alabama Highway No. 36, thence 84 degrees 15 minutes left along said right of way 102.0: thence 98 degrees and 21 minutes left 25.2 to the point of beginning which is the Northeast corner of the following described tract of land:

From this point of beginning which is 50 feet South of the center line of Alabama Highway No. 36, turn 98 degrees and 21 minutes right along and parallel to said Highway 220.0 to the Northwest corner, thence 98 degrees 21 minutes left 400.0 to the Southwest corner, thence 81 degrees 39 minutes left 220.0 to the Southeast corner, thence 98 degrees and 21 minutes left 400.0 along the West side of a road 400.0 to the point of beginning. Lying and being in the Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East.

Less and Except:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of Section 3 and go West for 61.14 feet to the West Boundary of Gardner Street; thence North along said West Boundary for 427.48 feet to the point of beginning; thence continue along previous course for 207.19 feet; thence North 88 degrees 35 minutes 30 seconds West for 218.52 feet; thence South 00 degrees 09 minutes 40 seconds East for 182.76 feet; thence South 82 degrees 13 minutes 00 seconds East to the point of beginning; being situated in Shelby County, Alabama.

Also Less and Except that part conveyed to the State of Alabama by deed recorded in Book 343, Page 708.


20141105000348850 3/4 \$58.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:36 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	Wanda A. Carrigan and Elizabeth Mitchell Cox	Grantee's Name	Porfirio Guadalupe Chaparro and Eliu Astudillo Bahena
Mailing Address	2151 Brook Highland Ridge Birmingham, AL 35242	Mailing Address	4500 Hwy 25 Montevallo, AL 3515
Property Address	4500 and 4510 Hwy 25 Birmingham, AL 35115	Date of Sale	October 8, 2014

Total Purchase Price \$ 330,000.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other – Assessor's Market Value |
| ☒ 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 _____

Print Wanda A. Carrigan and Elizabeth Mitchell Cox

Unattested

(verified by)

Sign Elizabeth Mitchell Cox
Wanda A. Carrigan
(Grantor/Grantee/Owner/Agent) circle one

