

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

GRANTEE'S ADDRESS:

Lynden E. Malcom and Linda F. Malcom

*JWP*  
~~401 East...~~  
~~...~~  
2509 Elizabeth Drive  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

JOINT SURVIVORSHIP DEED

20150825000295750 08/25/2015 11:31:00 AM DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eight Thousand and NO/100 (\$108,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Three D Properties of Alabama, Inc.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lynden E. Malcom and Linda F. Malcom** (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:

Part of Lot 5, Royal Oaks First Sector a Map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 17, being run in a Northerly direction along the West line of said Lot 5 for a distance of 120.00 feet to the Northwest corner of said lot, thence turn an angle to the right and run along the North line of said lot in an Easterly direction a distance of 150.00 feet to the Northeast corner of said lot, thence turn an angle to the right and run in a Southerly direction along the East line of said lot for a distance of 98.99 feet, thence turn an angle to the right of 82 degrees 01 minutes 36 seconds and run in a Southwesterly direction for a distance of 151.46 feet to the point of beginning.

Property also known as: 2509 Elizabeth Drive, Pelham, Alabama 35124

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

\$ 0 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 GRANTOR has hereunto set his hand and seal this the 24<sup>th</sup> day of August, 2015.

Three D Properties of Alabama, Inc.

[Signature]  
By: Robert L. Malcom  
Its Secretary

STATE OF Alabama )  
COUNTY OF Pelham )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Robert L. Malcom, whose name as Secretary of Three D Properties of Alabama, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents he, in his capacity as such Secretary and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24<sup>th</sup> day of August, 2015.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 9/17/16

Real Estate Sales Validation Form

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

Grantor's Name Three D Properties
Mailing Address of Alabama, Inc.
1401 Carraway Blvd.
Birmingham, AL 35234

Grantee's Name Lynden E. Malcom & Linda F. Malcom
Mailing Address 2509 Elizabeth Drive
Pelham, AL 35124

Property Address 2509 Elizabeth Drive
Pelham, AL 35124

Date of Sale 8/24/15
Total Purchase Price \$ 108,000.00

20150825000295750
08/25/2015 11:31:00 AM
DEEDS 2/2

Actual Value \$
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 8/25/15

Print Jeff W. Parmer

Unattested

Sign

(verified by)

Handwritten signature of Jeff W. Parmer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/25/2015 11:31:00 AM
\$125.00 CHERRY
20150825000295750

Handwritten signature