

GRANTEE'S ADDRESS:
Brent Cox and Emily Benz
5103 English Turn
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

20150901000305660
09/01/2015 02:30:43 PM
DEEDS 1/2

LOT 23, ACCORDING TO THE FIRST AMENDED PLAT OF FINAL RECORD PLAT OF GREYSTONE FARMS, ENGLISH TURN SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Property address is 5103 English Turn, Birmingham, Alabama 35242.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 1st day of September, 2015.

Kay Denman

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kay Denman**, 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 signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of September, 2015.

Jeff W. Parmer
NOTARY PUBLIC
My Commission Expires: 09/17/2016

Real Estate Sales Validation Form

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

Grantor's Name Kay Denman
Mailing Address 545 Hicks Road
APT. 5A
Nashville, TN 37221

Grantee's Name Brent Cox
Mailing Address Emily Benz
5103 English Turn
Birmingham, AL 35242

Property Address 5103 English Turn
Birmingham, AL
35242

Date of Sale 9/1/15
Total Purchase Price \$ 261,500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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DEEDS 2/2

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 9/1/15

Print Jeff W. Farmer

☐ Unattested

Sign [Signature]

(verified by)

(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
09/01/2015 02:30:43 PM
\$32.00 CHERRY
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[Signature]