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:
Brent Cox and Emily Benz

5103 English Two

Birminghow, At 35242

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty One Thousand Five Hundred and NO/100 (\$261,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kay Denman**, an unmarried woman (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brent Cox and Emily Benz** (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:

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.

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

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

\$246,500.00 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S 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 her hand and seal this the 1st day of September, 2015.

Kay Denman

STATE OF ALABAMA

COUNTY OF JEFFERSON)

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.

NOTARY PUBLIC

My Commission Expires: 09/17/2016

Real Estate Sales Validation Form

This	Podument must be filed in acco	ordance with Co	de of Alabama 19	75, Section 40-22-1
Grantor's Name Mailing Address	Ray Lennan Shicks Rand Aph Sh Vashu'lle, M37		Frantee's Name	Brent Cox Emily Benz 5103 English Turn Birmingham Alsons
Property Address	5703 English Tun Birmingham Ar 3520	Total	or	\$ 261,500°=
201509010003 DEEDS 2/2	05660 09/01/2015 02:30:4	43 PM	or 's Market Value	\$
The purchase price evidence: (check of Bill of Sale Sales Contract Closing Stater	e or actual value claimed on ne) (Recordation of docum t ment	this form can entary evider Appraid Other	nce is not require	ed)
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.				
excluding current uresponsibility of val	ded and the value must be do use valuation, of the property luing property for property ta of Alabama 1975 § 40-22-1 (as determine x purposes w	ed by the local o	ite of fair market value, ifficial charged with the the taxpayer will be penalized
accurate. I further u	of my knowledge and belief understand that any false sta ated in <u>Code of Alabama 19</u>	atements clair	ned on this forn	d in this document is true and may result in the imposition
Date 9/15		Print	Jef (2 ames
Unattested		Sign	[]Mulu1	
	(verified by)		(Grantor/Grante	e/Owner/Agent) circle one Form RT-1
				-



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge, Shelby County, AE 09/01/2015 02:30:43 PM \$32.00 CHERRY 20150901000305660