

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:
Jeremy James Brush and Courtney Charlotte Brush
145 King James Court
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

20160329000100870
03/29/2016 03:38:51 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty Two Thousand and NO/100 (\$32,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **William Strazewski and his wife, Betsy Lynn Strazewski** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jeremy James Brush and Courtney Charlotte Brush** (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 2, according to the Survey of Hidden Ridge Estates, 2nd Sector, as recorded in Map Book 33, Page 102, in the Probate Office of Shelby County, Alabama.

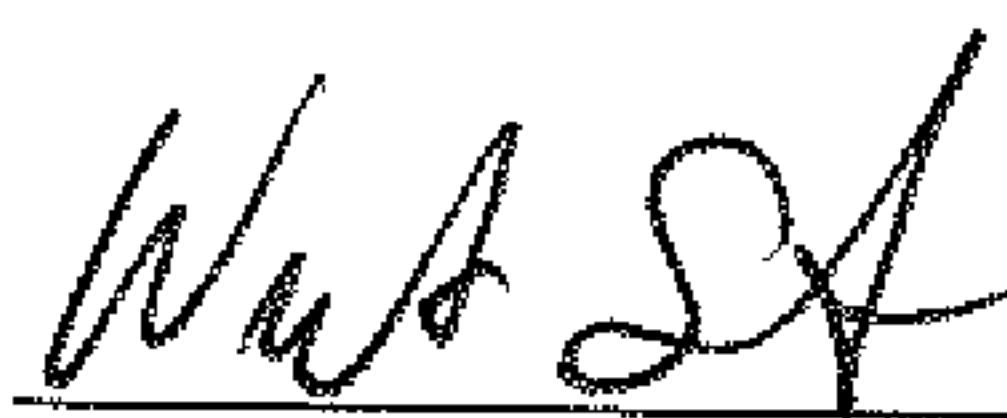
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$25,600.00 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 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 24th day of March, 2016.



William Strazewski

BETSY LYNN STRAZEWSKI

By: WILLIAM STRAZEWSKI

AS ATTORNEY-IN-FACT

Betsy Lynn Strazewski

By: William Strazewski

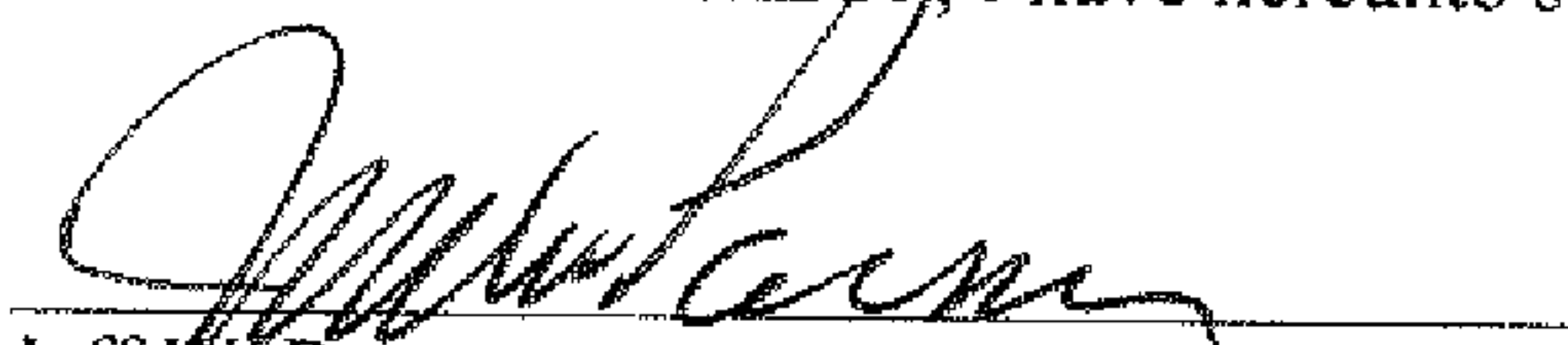
As Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of March, 2016.



Jeff W. Parmer

NOTARY PUBLIC

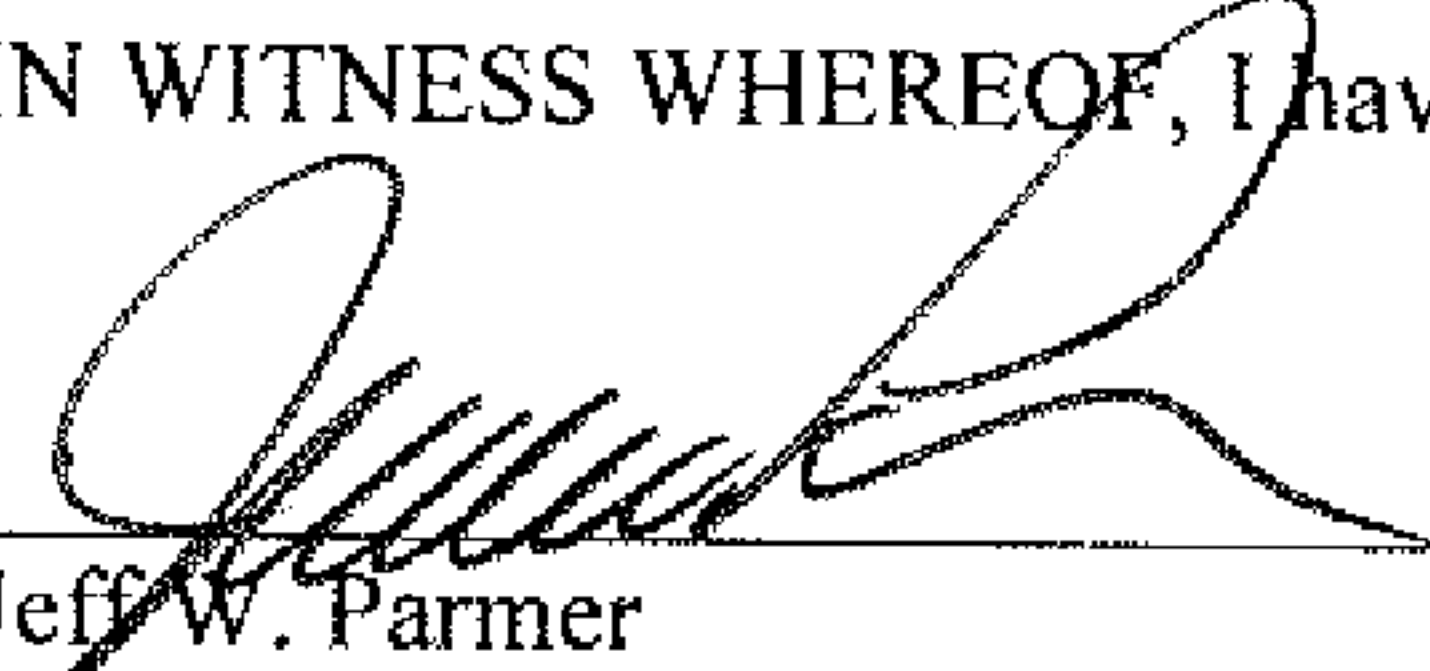
My Commission Expires: 09/17/2016

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

20160329000100870 03/29/2016 03:38:51 PM DEEDS 2/3

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Betsy Lynn Strazewski** whose name is signed by **William Strazewski** as Agent/Attorney-in-Fact for **Betsy Lynn Strazewski** pursuant to a Limited Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Betsy Lynn Strazewski** pursuant to a Limited Durable Power of Attorney, 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 24th day of March, 2016.



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	William Strazewski	Grantee's Name	Jeremy James Brush
Mailing Address	Betsy Lynn Strazewski	Mailing Address	Courtney Charlotte Brush
	515 El Camino Road		145 King James Court
	Chelsea, AL 35043		Alabaster, AL 35007
Property Address	Lot 2 Hidden Ridge Estates	Date of Sale	03/24/2016
	Second Sector	Total Purchase Price \$	32,000.00
	Chelsea, AL	or	
20160329000100870		Actual Value	\$
03/29/2016 03:38:51 PM		or	
DEEDS 3/3		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
☒ 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.

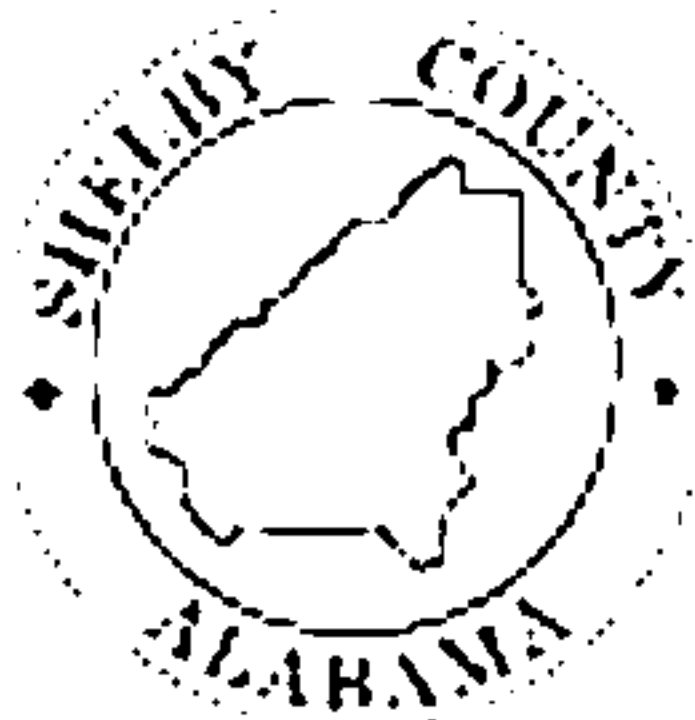
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 3/29/16	Print Jeff W. Parmer
Unattested	Sign
(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
03/29/2016 03:38:51 PM
\$26.50 CHERRY
20160329000100870

Jeff W. Parmer