

This instrument was prepared by:
D. Barron Lakeman LLC
318 N College St
Suite E
Auburn, AL 36830

Send Tax Notice To:
Michael F. Gruber
Heather T. Gruber
230 Linwood Road
Sterrett, AL 35147

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$285,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **PAUL R. SHELLUM AND CYNTHIA A. SHELLUM, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **MICHAEL F. GRUBER AND HEATHER T. GRUBER**, (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 Jefferson, State of Alabama, to-wit:

Lot 421, according to the Survey of Forest Parks -- 4th Sector, 3rd Phase, as recorded in Map Book 24 at Page 98 and Instrument No. 1998-38884, in the Probate Office of Shelby County, Alabama.

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

\$270,750.00 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, 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 21st day of April, 2016.

Paul R. Shellum
PAUL R. SHELLUM

Cynthia A. Shellum
CYNTHIA A. SHELLUM

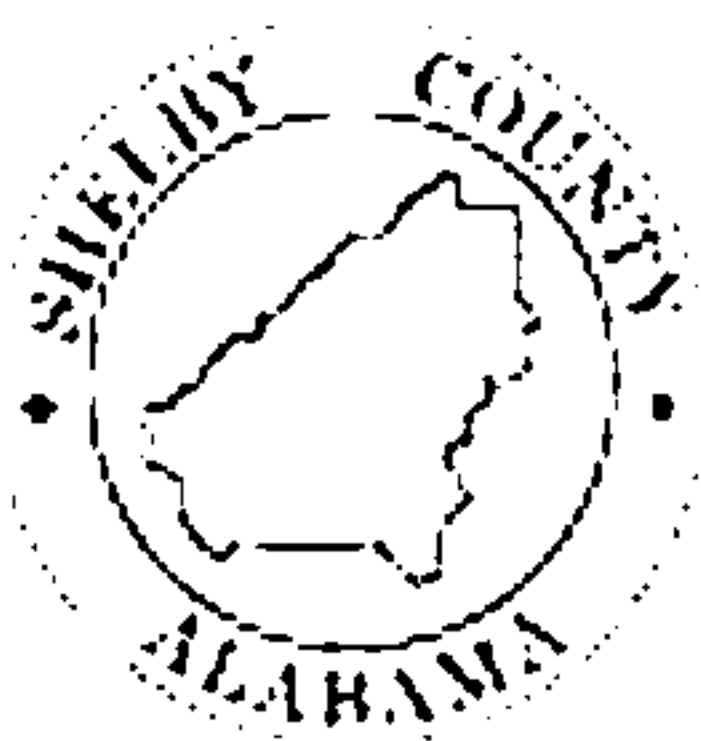
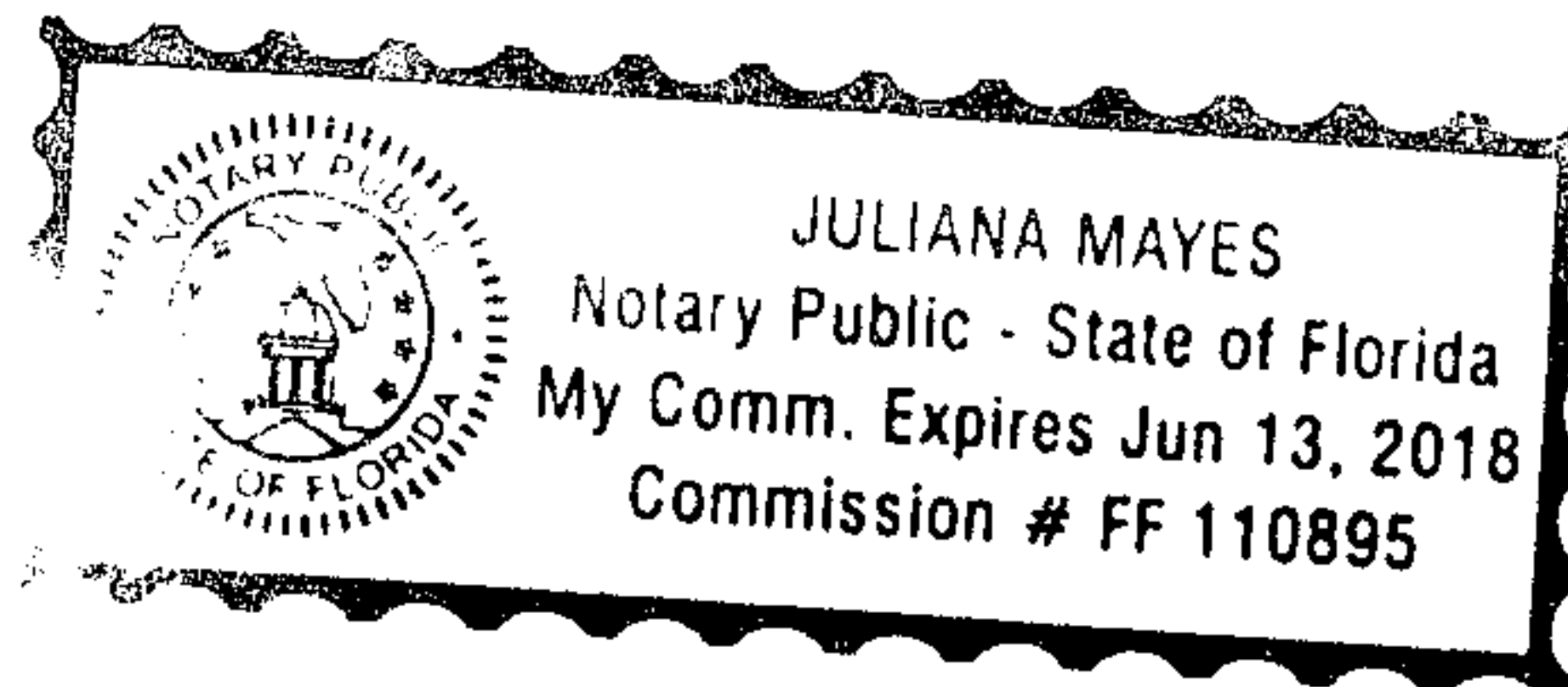
STATE OF Florida)
COUNTY OF Orange)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PAUL R. SHELLUM AND CYNTHIA A. SHELLUM, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of April, 2016.

Juliana Mayes
NOTARY PUBLIC
My Commission Expires: June 13, 2018

20160427000139570 04/27/2016 04:14:26 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2016 04:14:26 PM
\$31.50 CHARITY
20160427000139570

James W. Fuhrmeister