

20160726000261110
07/26/2016 04:01:06 PM
DEEDS 1/3

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

Send Tax Notice To:
Gregory S. Ostendorf
Alina A. Ostendorf
5217 Overlook Circle
Hoover, AL 35244

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FOURTY-SIX THOUSAND FIVE HUNDRED AND NO DOLLARS (\$246,500.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **AMANDA R. PATRONAS, 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, **GREGORY S. OSTENDORF AND ALINA A. OSTENDORF**, (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 10A, according to Byrom's Resurvey, as recorded in Map Book 18, Page 126, in the Probate Office of Shelby County, Alabama, being a resurvey of part of the survey of "The Cottages at Southlake" as recorded in Map Book 16, Page 139, in the Probate Office of Shelby County, Alabama, Together with an undivided 1/30th interest each in and to the "Common Area" as designated on the said record map recorded in Map Book 16, Page 139.

Together with permanent easement for the purpose of a parking area, driveway, plating shrubbery, trees, bushes and landscaping as described in Instrument 2001-49862 and more particularly described as follows:

A part of Lot 9A, according to Byrom's Resurvey, as recorded in Map Book 18, Page 126, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Lot 9A and run Northwesterly along the Southerly line of said Lot 9A for 113.04 feet to the Point of Beginning; thence continue along the last described course for 59.43 feet; thence run 160 degrees 05 minutes 50 seconds right and run Easterly for 60.64 feet; thence turn 103 degrees 14 minutes 58 seconds right and run Southerly for 20.78 feet to the Point of Beginning.

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

\$221,850.00 of the consideration was paid from the proceeds of a mortgage loan.

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.

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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 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 22nd day of July, 2016.

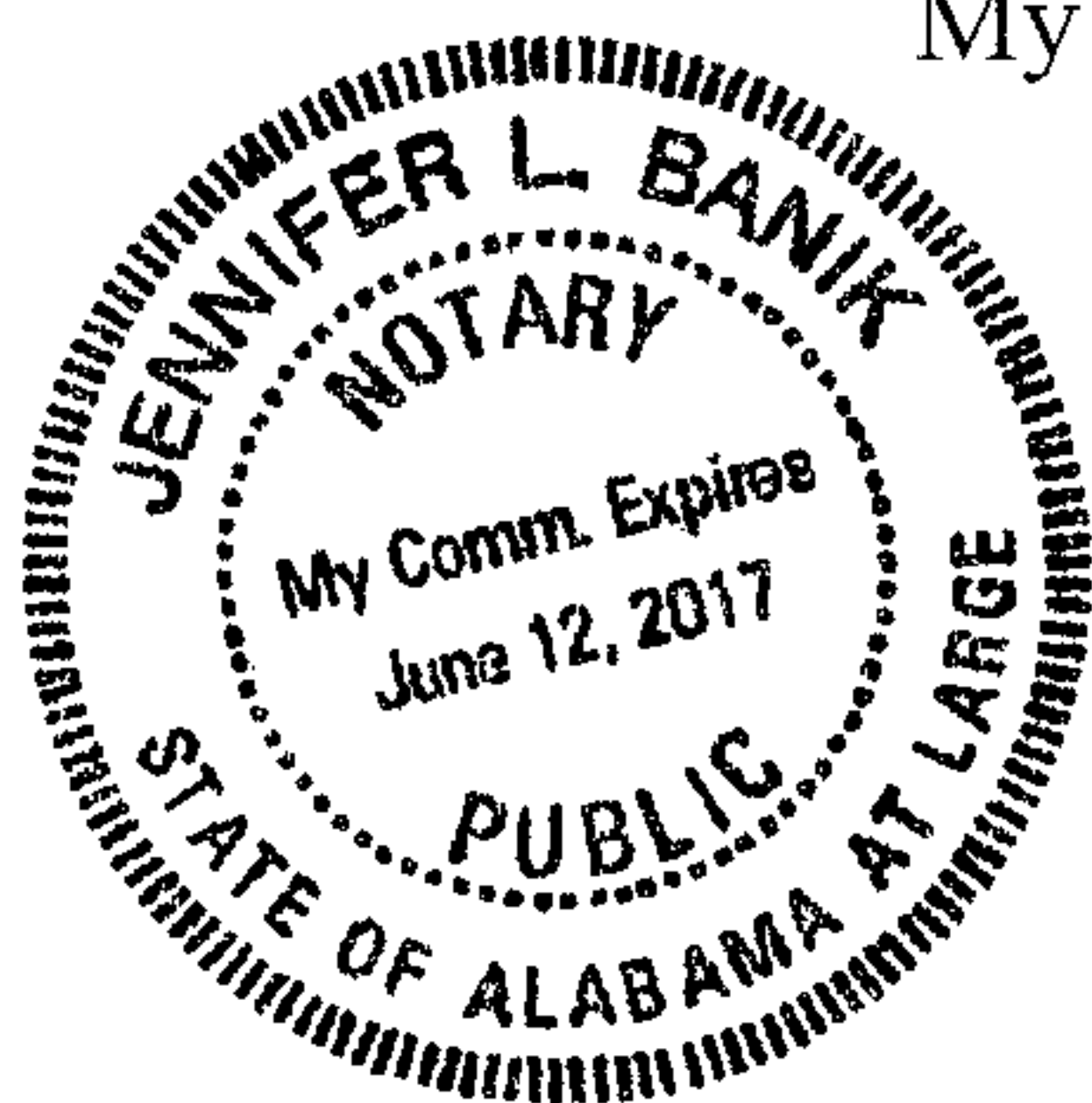
Amanda R. Patronas
Amanda R. Patronas

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amanda R. Patronas, an unmarried woman**, whose name is 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of July, 2016.

Jennifer L. Bank
NOTARY PUBLIC
My Commission Expires: 6/12/17



Real Estate Sales Validation Form

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

Grantor's Name Amanda R. Patronas
Mailing Address

Grantee's Name Gregory S. Ostendorf
Mailing Address

Alina A. Ostendorf

Property Address 5217 Overlook Cir.
Hoover, AL 35244

Date of Sale 7/22/16
Total Purchase Price \$ 246,500.00

Actual Value \$

Assessor's Market Value \$

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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 7/26/16

Print Cara Creel

Unattested (verified by)

Sign Cara Creel (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/26/2016 04:01:06 PM
S46.00 CHERRY
20160726000261110

Signature