

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

Send Tax Notice To:  
Jessica F. Martin  
Kevin Mitchell Martin  
105 King James Circle  
Alabaster, AL 35007

**JOINT SURVIVORSHIP DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$159,900.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **ERIC PILKINTON AND CHRISTINA PILKINTON**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **JESSICA F. MARTIN AND KEVIN MITCHELL MARTIN**, (hereinafter referred to as GRANTEEES), 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 8, according to the Survey of Spring Gate Estates, Phase 3, as recorded in Map Book 21, Page 85, 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.

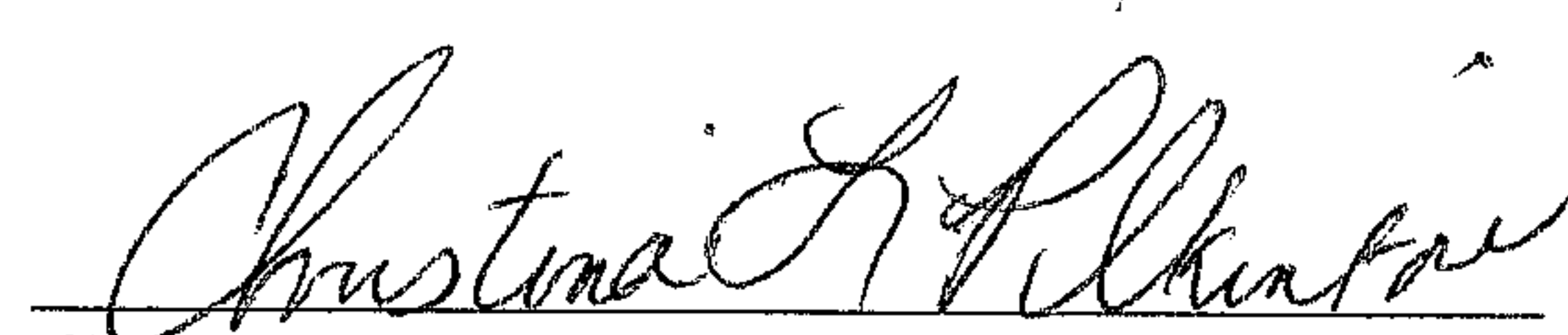
\$157,003.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' 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 30th day of September, 2016

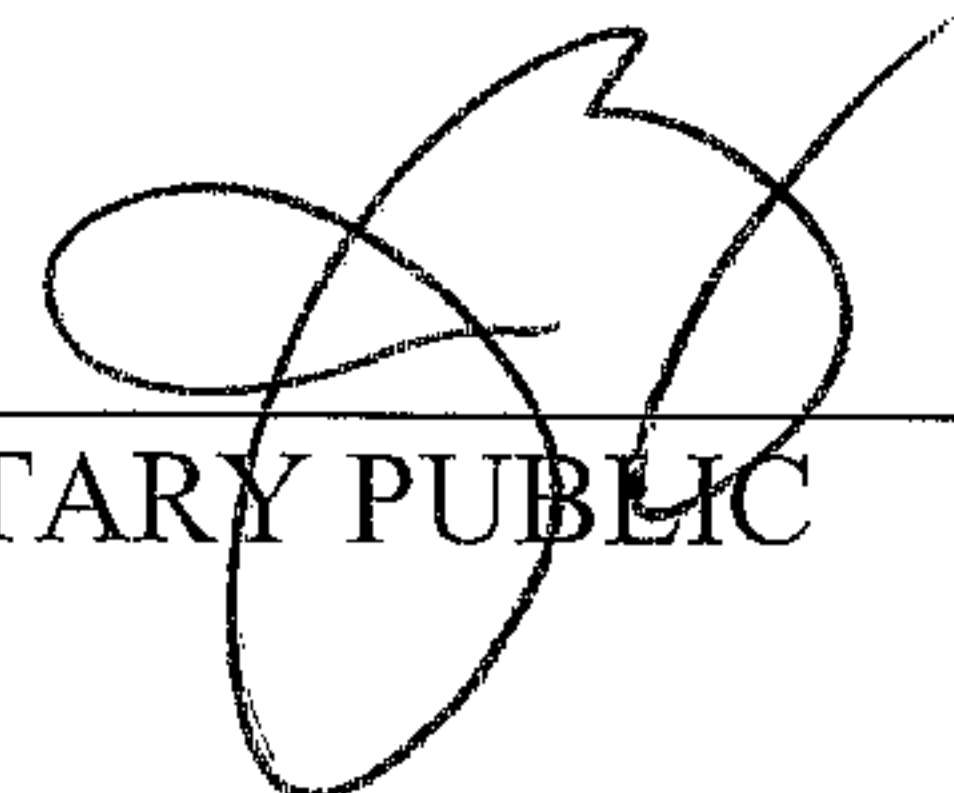
  
Eric Pilkinton

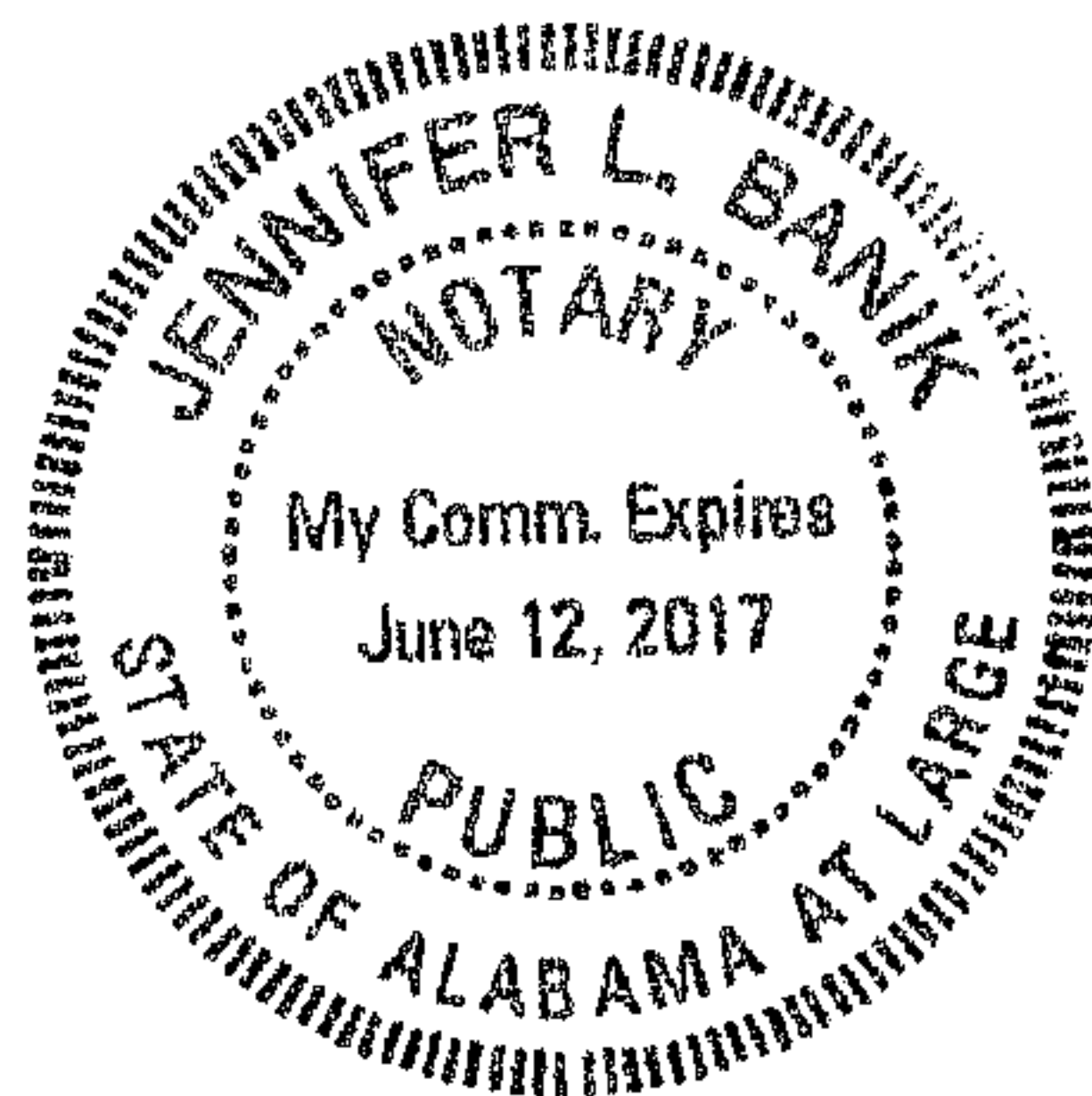
  
Christina Pilkinton

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Eric Pilkinton and Christina Pilkinton, 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 30th day of September, 2016

  
\_\_\_\_\_  
NOTARY PUBLIC



# Real Estate Sales Validation Form

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

Grantor's Name Eric + Christina  
Mailing Address Pilkinton

Grantee's Name Jessica + Kevin  
Mailing Address Martin

Property Address 105 King James  
Circle 0  
Alabaster AL  
35007

Date of Sale 9/30/16  
Total Purchase Price \$ 159,900

or  
Actual Value \$

20161013000374950 10/13/2016 08:22:47 AM  
DEEDS 3/3

or  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Mortgage

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 filer 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 will result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print

Cara Creel

Unattested

Sign

Cara Creel

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/13/2016 08:22:47 AM  
\$24.00 CHERRY  
20161013000374950

[Signature]

☒ circle one

Form RT-1