

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, the receipt and sufficiency of which are hereby acknowledged, **BENNY JOE ZITO**, an married person of the full age of majority, (herein referred to as GRANTOR), does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto **BENNY JOE ZITO** and **PATRICIAL. ZITO**, (herein 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 Real Estate located in Shelby County, State of Alabama, to-wit:

Commence at the Northeast corner of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the East line of said Section 22 a distance of 749.62 feet to the point of beginning of the property being described; thence continue southerly along last described course a distance of 194.20 feet to a point; thence turn an angle of 108 degrees 30 minutes to the right and run Northwesterly a distance of 344.88 feet to a point on the east line of Palomino Trail; thence turn an angle of 84 degrees 46 minutes right to chord and run Northeasterly along the chord of a street curve to the left, having a central angle of 24 degrees 45 minutes and a radius of 708.66 feet, a chord distance of 138.95 feet to a point; thence turn an angle of 86 degrees 35 minutes right from chord and run Easterly a distance of 299.41 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record and mortgage bearing Instrument No. 20020318000126401.

This description provided to Waldrep, Stewart & Kendrick, LLC by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD, the tract or parcel of land above described as the Real Estate 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.

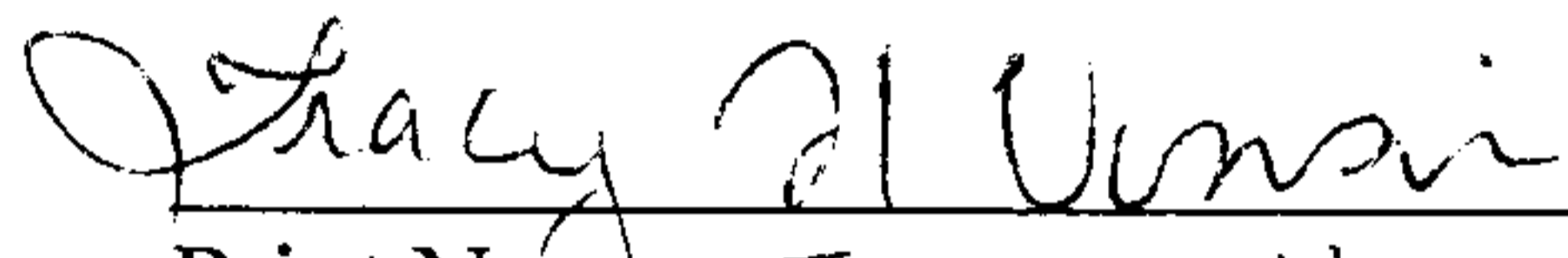

20161102000403310 1/3 \$144.50
Shelby Cnty Judge of Probate, AL
11/02/2016 01:08:07 PM FILED/CERT

Shelby County, AL 11/02/2016
State of Alabama
Deed Tax: \$123.50

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs, successors, executors, administrators 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, the GRANTOR, who is authorized to execute this conveyance, has hereto set her signature and seal this 13th day of September, 2016.

Witness to signature:


Print Name: Tracy H. Ummann

GRANTOR:


BENNY JOE ZITO

STATE OF ALABAMA)
 }
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that, Benny Joe Zito, whose name is signed to the foregoing Joint Survivorship Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Joint Survivorship Deed, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal on this 13th day of September, 2016.


NOTARY PUBLIC
Commission Expires: March 15, 2020

Prepared By Robert M. Rosenberg, Esq., 2323 2nd Avenue North, Birmingham, Alabama 35203;
(205) 327-8370

Send Tax Notice to: Benny Joe Zito and Patricia L. Zito, 5439 Palomino Trail, Birmingham, Alabama 35242

Real Estate Sales Validation Form

Grantor's Name: Benny Joe Zito

Grantees' Name: Patricia L. Zito and Benny Joe Zito

Mailing Address:
5439 Palomino Trail
Birmingham, Alabama 35242

Mailing Address:
5439 Palomino Trail
Birmingham, Alabama 35242

Property Address:
5439 Palomino Trail
Birmingham, Alabama 35242

Date of Sale: September 13, 2016

Total Purchase Price: \$-0-
or

Actual Value: \$ _____

or

Assessor's Market Value: \$246,560 $\frac{1}{2} = 123,280$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

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 evidence 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).

Date: September 13, 2016


Print: Robert Rosenberg

Unattested

Sign: *Robert Rosenberg*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one Form RT-1


20161102000403310 3/3 \$144.50
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