

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

Send Tax Notice To:
Christopher L. Jackson
Lisa L. Jackson
513 Elm street
Helena, AL 35080

JOINT SURVIVORSHIP DEED VALUE \$_____

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00), and other **good** and valuable consideration, this day in hand paid to the undersigned GRANTORS, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, **CHRISTOPHER LEE JACKSON, a married man**, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **CHRISTOPHER LEE JACKSON AND LISA L. JACKSON**, (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 8, Block 1, according to the Survey of Mullin's East Side Addition to Helena as recorded in Map Book 4, Page 25, 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.

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 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 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, said GRANTOR has hereunto set his hand and seals, this the 21st day of November, 2016.

NOTARY PUBLIC
My Commission Expires: 6/12/12



Real Estate Sales Validation Form

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

Grantor's Name Christopher Jackson
Mailing Address _____

Grantee's Name Christopher Jackson
Mailing Address Lisa Jackson

Property Address 513 Elm Street
Helena, AL
35080

Date of Sale 11/21/16
Total Purchase Price \$ 10.00

or
Actual Value \$ 149,000 Full value

Assessor's Market Value \$ 74,500 Half value

20161201000438120 12/01/2016 10:14:23 AM DEEDS 3/3

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 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 11/21/16

Print Cara Creel

☐ Unattested

Sign Cara Creel

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 10:14:23 AM
\$96.50 CHERRY
20161201000438120

[Signature]

Form RT-1