

20170316000089520

03/16/2017 03:20:42 PM

DEEDS 1/4

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Russell I. Morgan, II and Megan P. Morgan

5168 Kirkwood Lane
B'ham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

(Consideration \$1,000.00)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Russell I. Morgan, II, a married man, Matthew S. Davis, Sr. and his wife, Michele P. Davis** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Russell I. Morgan, II and Megan P. Morgan** (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:

See Attached Exhibit "A"

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

The property conveyed is not the homestead of the grantor nor that of his spouse.

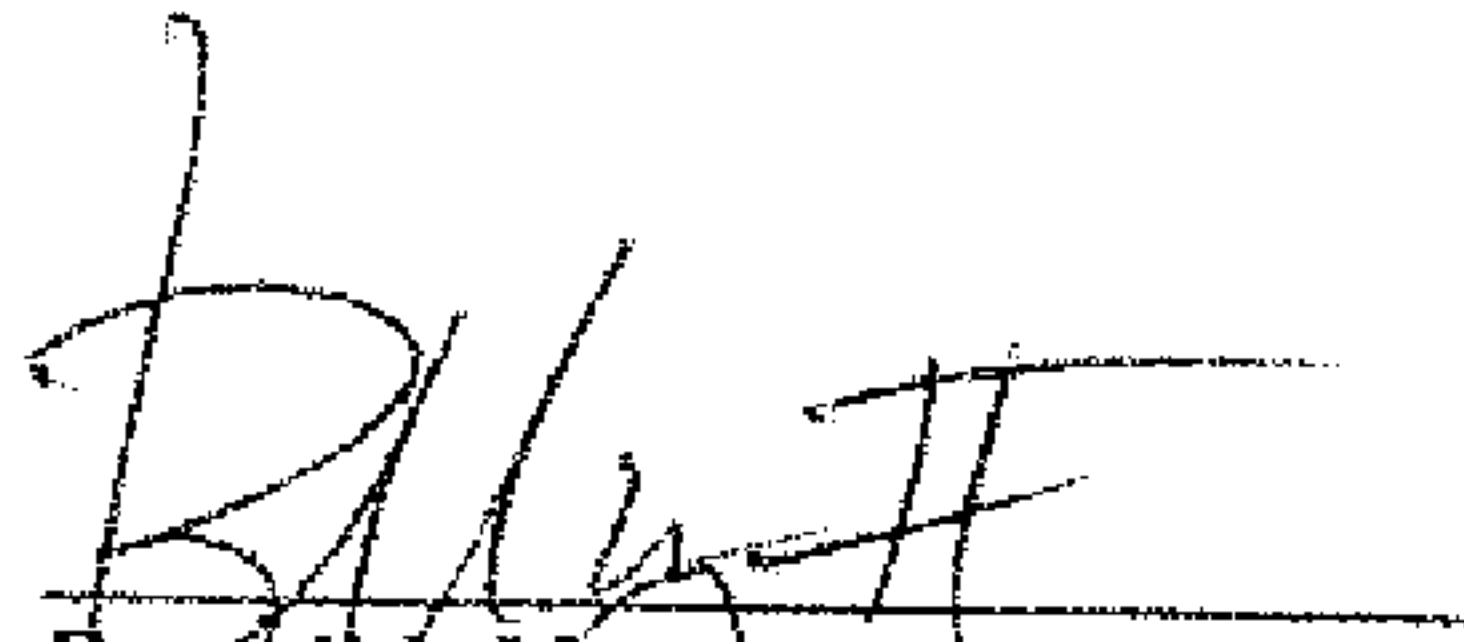
Property address is 936 Oak Tree Drive, Chelsea, Alabama 35043.

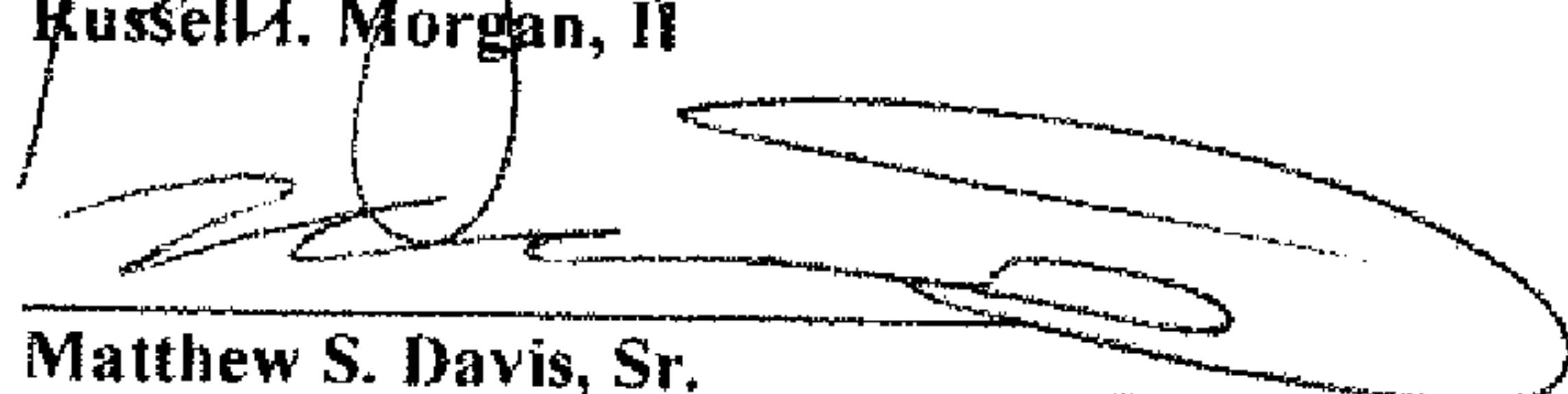
\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

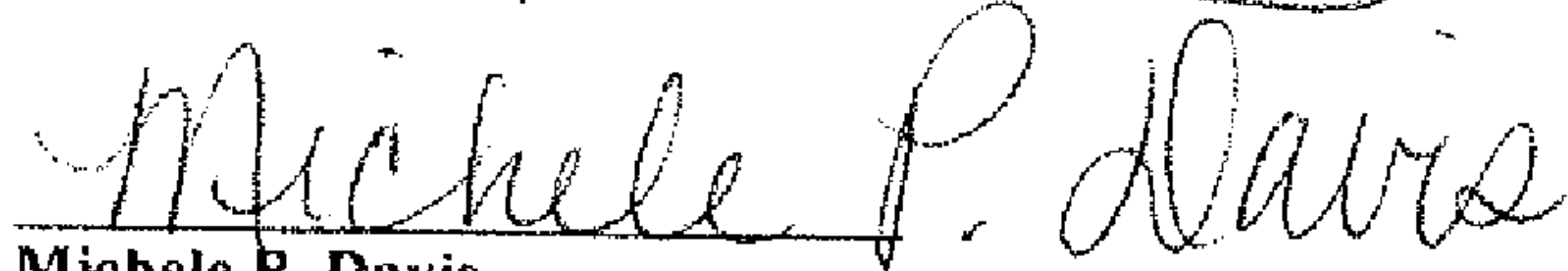
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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.

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 6th day of January, 2017.


Russell I. Morgan, II

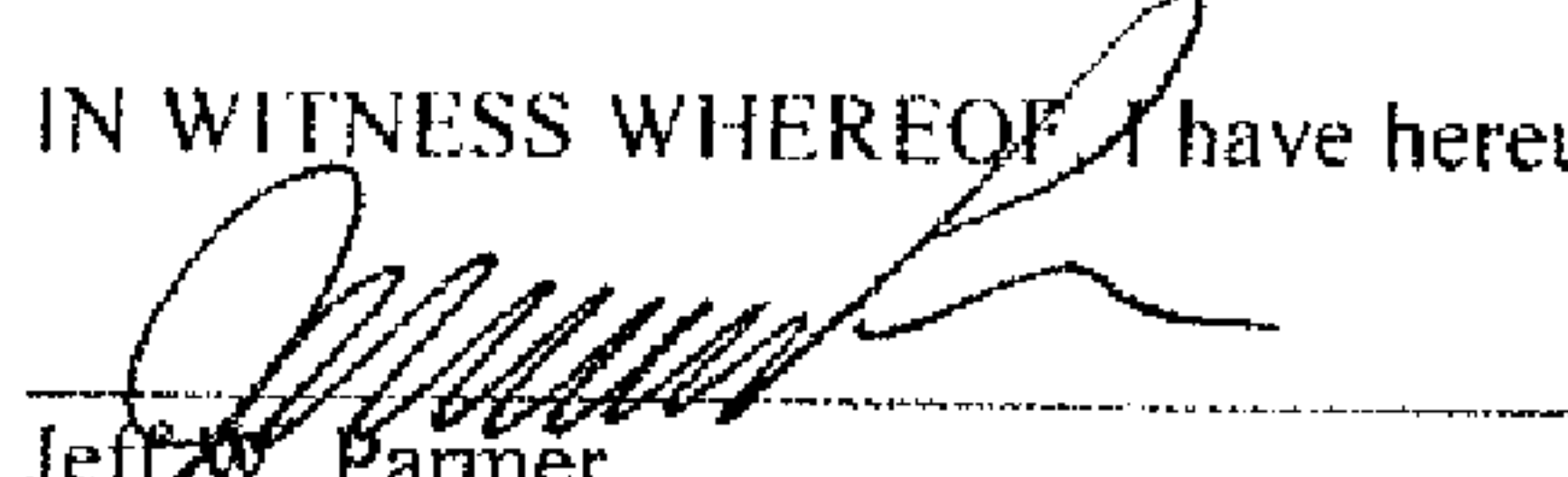

Matthew S. Davis, Sr.


Michele P. Davis

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Russell I. Morgan, II, Matthew S. Davis, Sr. and Michele P. Davis** whose names are signed the foregoing document and who are known to me, acknowledged before me on this day that, being informed of the contents of the document, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 6th day of January, 2017.


Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020



Exhibit A

Legal Description

Lot 1, according to the Map of Morgan Potter Davis Family Subdivision, as recorded in Map Book 47, Page 10, in the Probate Office of Shelby County, Alabama.

TOGETHER with: A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 degrees 51 minutes 16 seconds left and run 789.40 feet along said easement centerline, and the following courses; 23 degrees 28 minutes 06 seconds right for 56.21 feet; 14 degrees 28 minutes 11 seconds right for 215.46 feet; 16 degrees 39 minutes 30 seconds left for 130.57 feet; 25 degrees 39 minutes 05 seconds right for 228.96 feet; 16 degrees 30 minutes 50 right for 135.49 feet; 17 degrees 37 minutes 25 seconds right for 191.92 feet; 28 degrees 10 minutes 58 seconds left for 129.98 feet; 06 degrees 15 minutes 37 seconds left for 188.87 feet; 18 degrees 58 minutes right for 156.97 feet; 14 degrees 23 minutes left for 225.70 feet; 22 degrees 35 minutes 20 seconds right for 153.54 feet; 04 degrees 22 minutes 05 seconds right for 106.57 feet; 08 degrees 21 minutes 20 seconds right for 126.85 feet; 09 degrees 59 minutes 10 seconds left for 83.54 feet; 26 degrees 22 minutes 25 seconds left for 168.42 feet; 17 degrees 41 minutes 05 seconds right for 210.67 feet; thence turn 18 degrees 23 minutes 40 seconds right and run 51.93 feet along said easement centerline to a point of termination.
Situating in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Russell I. Morgan, II, Matthew S. Davis, Sr.
Mailing Address Michele P. Davis
c/o 5168 Kirkwall Lane
Birmingham, AL 35242

Grantee's Name Russell I. Morgan, II & Megan P. Morgan
Mailing Address 5168 Kirkwall Lane
Birmingham, AL 35242

Property Address 936 Oak Tree Drive
Chelsea, AL 35043

Date of Sale 01/06/2017
Total Purchase Price \$ 1,000.00

or
Actual Value \$

or
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 3/16/17

Print Jeff W. Parmer

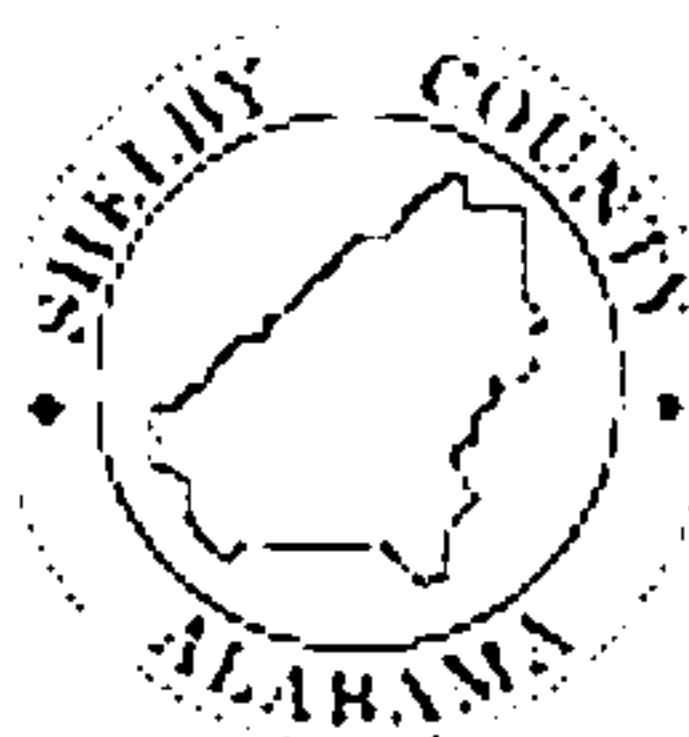
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2017 03:20:42 PM
\$25.00 CHERRY
20170316000089520