

THIS INSTRUMENT PREPARED BY:

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

GRANTEE'S ADDRESS:

Steven A. Bastarache & Dawn S. Bastarache
877 Tulip Poplar Drive
Hoover, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

20170501000148070

**05/01/2017 08:54:00 AM
DEEDS 1/4**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Twenty Five Thousand and NO/100 (\$425,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Grant Rockett and wife, Kristin Rockett aka Kristin Schwarzauer** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Steven A. Bastarache and wife, Dawn S. Bastarache** (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 Exhibit A attached hereto and incorporated herein.

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

Property address is 877 Tulip Poplar Drive, Hoover, AL 35244

\$438,792.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

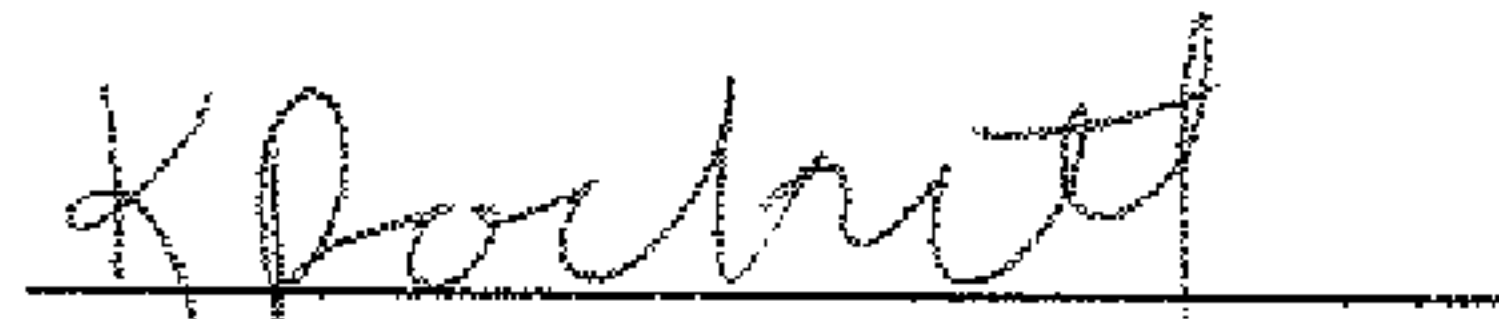
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties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

20170501000148070 05/01/2017 08:54:00 AM DEEDS 2/4

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this April 20, 2017


Grant Rockett


Kristin Rockett aka Kristin Schwarzauer

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Grant Rockett and Kristin Rockett aka Kristin Schwarzauer** 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 April 20, 2017.



NOTARY PUBLIC

My Commission Expires: March 14, 2020

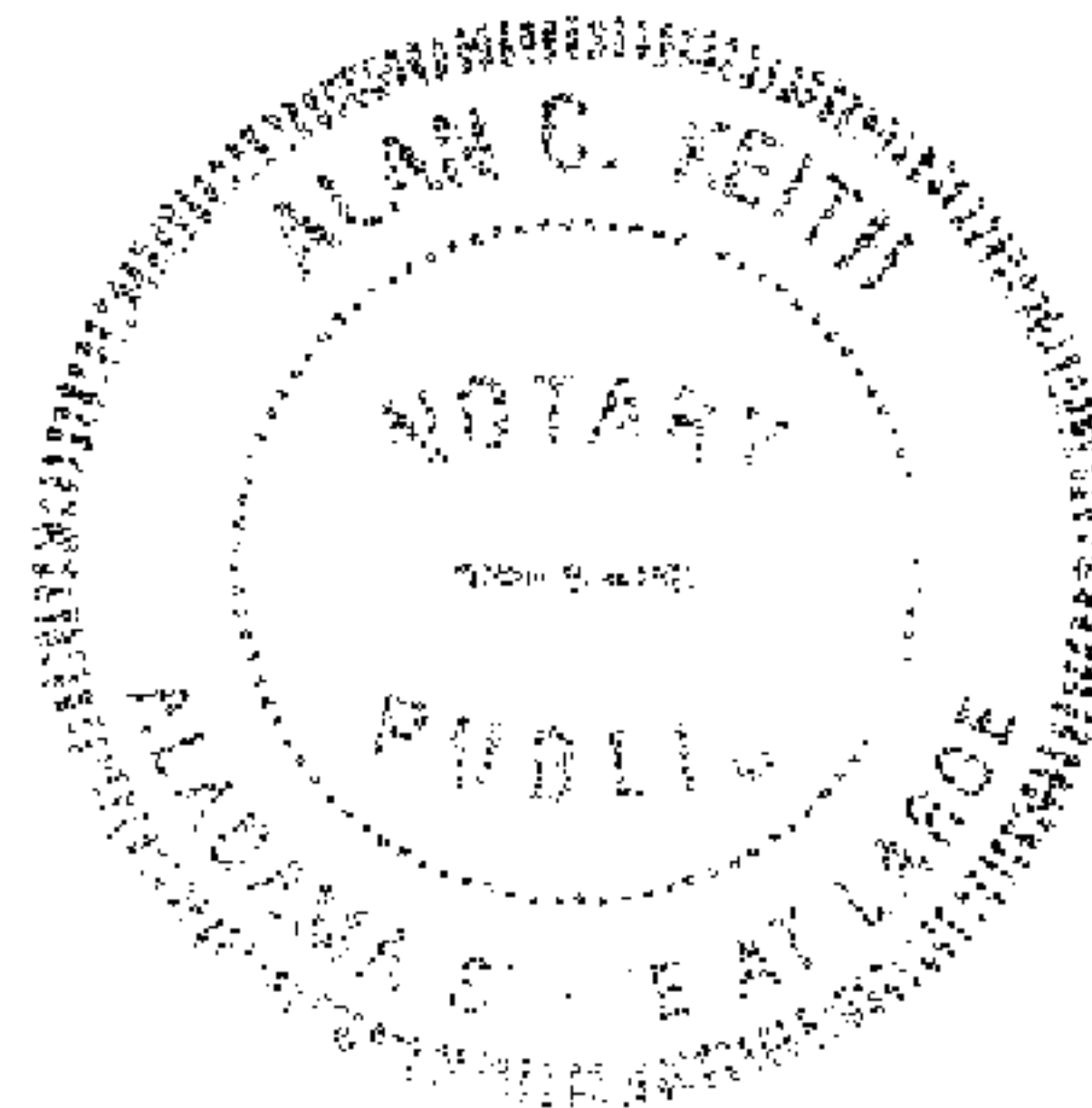


Exhibit A

Legal Description

Lot 2209 and part of Lot 2210, according to the Map of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124 A & B, in the Office of the Judge of Probate of Shelby County, Alabama, further described as follows:

Lot 2209 and the East 2.7 feet of Lot 2210 according to the map and survey of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124 A & B in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of Lot 2209 for the point of beginning; thence Westerly along the South line of Lot 2209 and along and with the North right of way of Tulip Poplar Drive a distance of 106.00 feet to the Southwest corner of Lot 2209 and the Southeast corner of Lot 2210; thence continue Westerly along the North right of way of Tulip Poplar Drive and along the South line of Lot 2210 a distance of 2.7 feet; thence 90 degrees 00 minutes 00 seconds right leaving said North right of way and South line of Lot 2210 a distance of 127.30 feet to the North line of Lot 2210 feet; thence 83 degrees 48 minutes 27 seconds right in an Easterly direction and along North line of Lot 2210 a distance of 2.72 feet to the Northeast corner of Lot 2210 and the Northwest corner of Lot 2209; thence continue along the North line of Lot 2209 a distance of 106.62 feet to the Northeast corner of Lot 2209; thence 96 degrees 11 minutes 33 seconds right in a Northerly direction a distance of 138.89 feet to the Southeast corner of Lot 2209 and the North right of way of Tulip Poplar Drive and the point of beginning.

Situated 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 Grant Rockett and Kristin Rockett
Mailing Address 315 Highland View Drive
Birmingham, AL 35242

Grantee's Name Steven A. Bastarache and Dawn S. Bastarache
Mailing Address 877 Tulip Poplar Drive
Hoover, AL 35244

Property Address 877 Tulip Poplar Drive
Hoover, AL 35244

Date of Sale 04/20/2017
Total Purchase Price \$ 425,000.00

or
Actual Value \$

20170501000148070 05/01/2017 08:54:00 AM DEEDS 4/4 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

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 4/28/17

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
05/01/2017 08:54:00 AM
\$25.00 CHERRY
20170501000148070