

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
2450 Valleydale Road
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

Vivian Hearn
1195 Spring Garden Street
Indian Springs, AL 35124

SURVIVORSHIP DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, **Vivian Joy Hearn**, individually and as the surviving spouse of **Danny Eugene Hearn**, (herein referred to as grantor, whether one or more), grants, bargains, sells and conveys unto, **Vivian Joy Hearn**, surviving spouse of **Danny Eugene Hearn**, and their son, **Carey Eugene Hearn**, herein referred to as grantees, whether one or more), for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1 and the Westerly 15 feet of Lot 2, according to the map of Pelham Industrial Court as recorded in Map Book 8, Page 23, in the Probate Office of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama.

Subject to (1) current taxes; (2) Transmission Lime Permits to Alabama Power Company recorded in Deed Book 174, Pages 302 and 304 in said Probate Office; (3) Easements and rights of way of record; (4) any mortgages of record.

The said Danny Eugene Hearn, spouse of Vivian Joy Hearn, died June 28, 2017.

The legal descriptions set out herein were furnished to preparer by the grantor herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns for such survivor(s) forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of FEB, 2018.

Vivian Joy Hearn
Vivian Joy Hearn

Shelby County, AL 02/09/2018
State of Alabama
Deed Tax: \$192.50

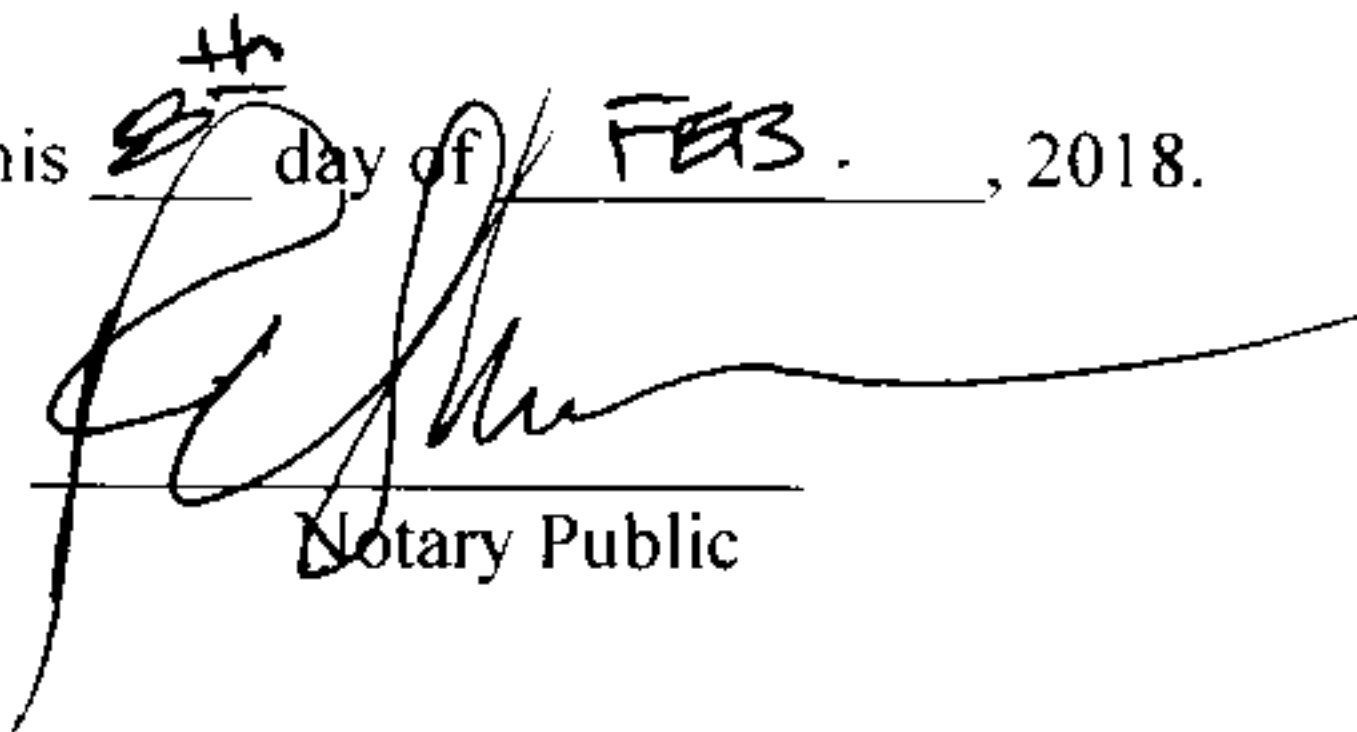
20180209000042560 1/3 \$213.50
Shelby Cnty Judge of Probate, AL
02/09/2018 08:32:35 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Vivian Joy Hearn**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2th day of FEB, 2018.

2-20-21
My Commission Expires



Notary Public


20180209000042560 2/3 \$213.50
Shelby Cnty Judge of Probate, AL
02/09/2018 08:32:35 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Vivian Hearn Grantee's Name _____
Mailing Address 1195 Spring Garden St. Mailing Address _____
Indian Springs 35124
Property Address 1100 Court Place Date of Sale _____
Pelham 35124 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 385,000 1/2 192500

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 ☐ 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 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 2/8/18

Print VIVIAN JOY HEARN

Sign Vivian Joy Hearn
(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



20180209000042560 3/3 \$213.50
Shelby Cnty Judge of Probate, AL
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Form RT-1