

## 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:

Kelly Morrison and Ron Morrison  
 3420 Brookwood Rd.  
 Mountain Brook, AL 35223

STATE OF ALABAMA )

## JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND and NO/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Valerie T. Sarver, a married person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kelly Morrison and Ron Morrison** (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's spouse.

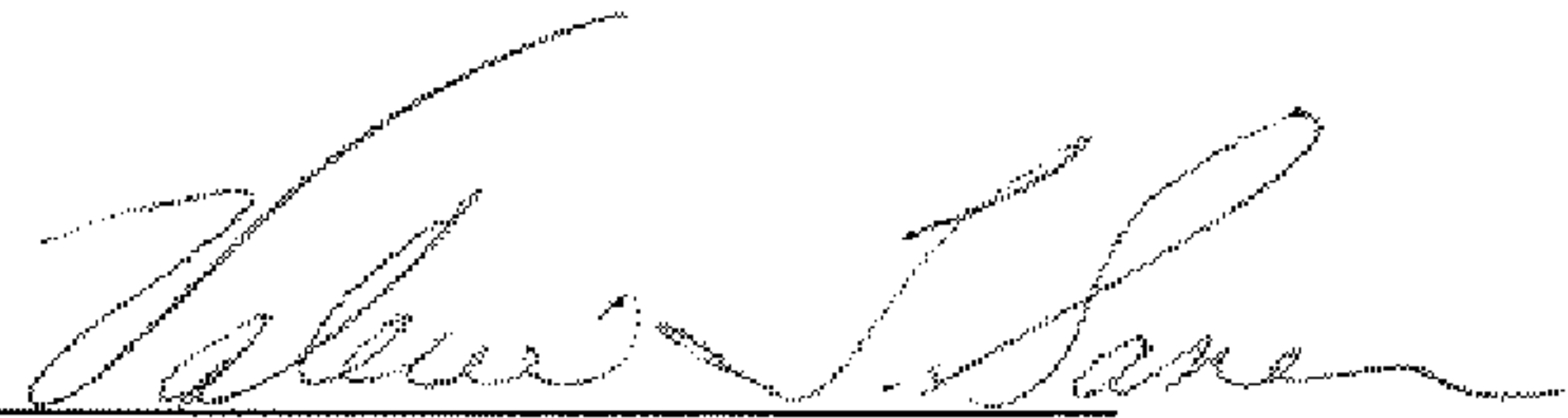
Property address: 521 Pumpkin Hollow Road, Sterrett, AL 35147

\$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 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 her hand and seal this the 2<sup>nd</sup> day of May, 2018.

  
Valerie T. Sarver

STATE OF ALABAMA    )  
                                     :  
COUNTY OF JEFFERSON )

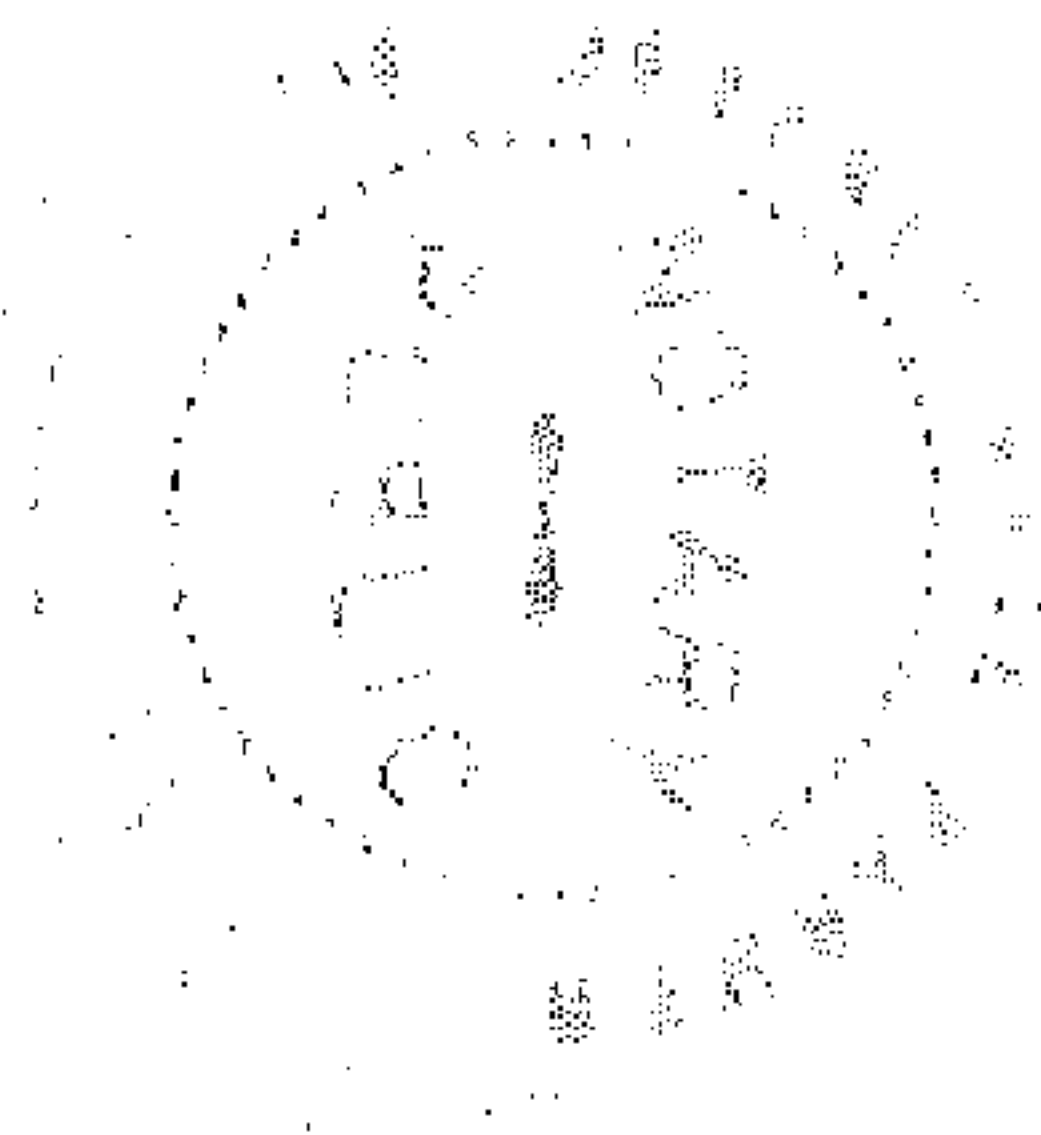
I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Valerie T. Sarver** whose name is signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2<sup>nd</sup> day of May, 2018.

  
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020



## **Exhibit A**

### **Legal Description**

Unit No. 22, as shown on the Resurvey of Pumpkin Hollow – A Condominium, as recorded in Map Book 18, page 54 A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow – A Condominium, which is recorded in Real Record 324, page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument # 1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument # 1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow – A condominium, which is recorded in Real Record 324, page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument 1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument # 1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended declaration of condominium.

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 Valerie T. Sarver  
 Mailing Address c/o 521 Pumpkin Hollow Road  
Sterrett, AL 35147

Grantee's Name Ron Morrison and Kelly Morrison  
 Mailing Address 3420 Brookwood Road  
Mountain Brook, AL 35223

Property Address 521 Pumpkin Hollow Road  
Sterrett, AL 35147

Date of Sale 05/02/2018

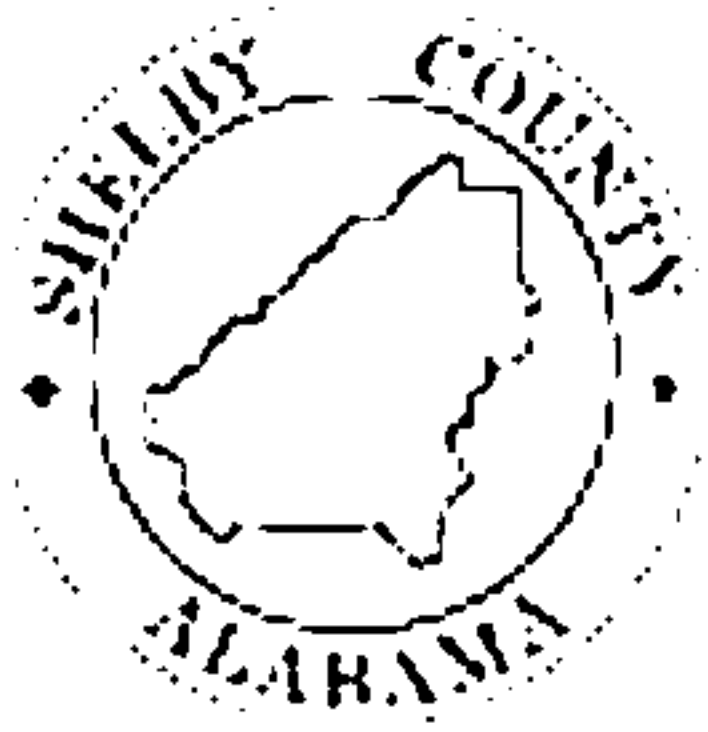
Total Purchase Price \$ 200000.00

or

Actual Value \$

or

Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/04/2018 03:39:01 PM  
 \$224.00 JESSICA  
 20180504000153400

*Jeff W. Parmer*

The purchase price or actual value claimed or the 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 5/3/18

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one