

20180817000295340
08/17/2018 03:40:05 PM
DEEDS 1/3

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:
Saundra Ivey and Val Ivey
2348 Ridge Trail
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)
JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED FIVE THOUSAND, FIVE HUNDRED and NO/100 (\$405,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Karen K. Harrington fka Karen K. Stephenson and husband, Gary L. Harrington (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, Saundra Ivey and Val Ivey (hereinafter referred to as GRANTEEES), 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 13A, according to a Resurvey of Lots 12 & 13, First Sector - The Ridge - At Meadowbrook, as recorded in Map Book 14, page 92, in the Probate Office of Shelby County, Alabama.

Property address: 2348 Ridge Trail, Birmingham, AL 35242

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

\$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 GRANTEE(S), 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 GRANTEE(S) 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 GRANTEE(S) herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this August 2nd 2018.

Karen K. Harrington
Karen K. Harrington fka Karen K. Stephenson
Gary L. Harrington
Gary L. Harrington

STATE OF FLORIDA)

COUNTY OF Bay)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Karen K. Harrington fka Karen K. Stephenson and Gary L. Harrington, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this August 2nd, 2018.

Brett Owens

NOTARY PUBLIC

My Commission Expires: 11/30/21



Real Estate Sales Validation Form

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

Grantor's Name Karen Harrington & Gary Harrington
 Mailing Address 115 Caskel Mara Drive
Panama City, FL 32409

Grantee's Name Sandra Ivey and Val Ivey
 Mailing Address 2348 Ridge Trail
Birmingham, AL 35242

Property Address 2348 Ridge Trail
Birmingham, AL 35242

Date of Sale 08/09/2018
 Total Purchase Price \$ 405000.00
 or
 Actual Value \$
 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).



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/17/2018 03:40:05 PM
 \$427.00 JESSICA
 20180817000295340 (verified by)

Print Jeff W. Parmer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1