

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:
Joshua Rouse and Kourtnei Pickett
107 Chase Creek Circle
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty One Thousand and NO/100 (\$121,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ashleigh M. Taylor nka Ashleigh Taylor Marshall, a married person, and Kristina A. Mapes, a single person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joshua Rouse and Kourtnei Pickett** (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:

Lot 50, according to the Survey of Chase Creek Townhomes, Phase 1, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama..

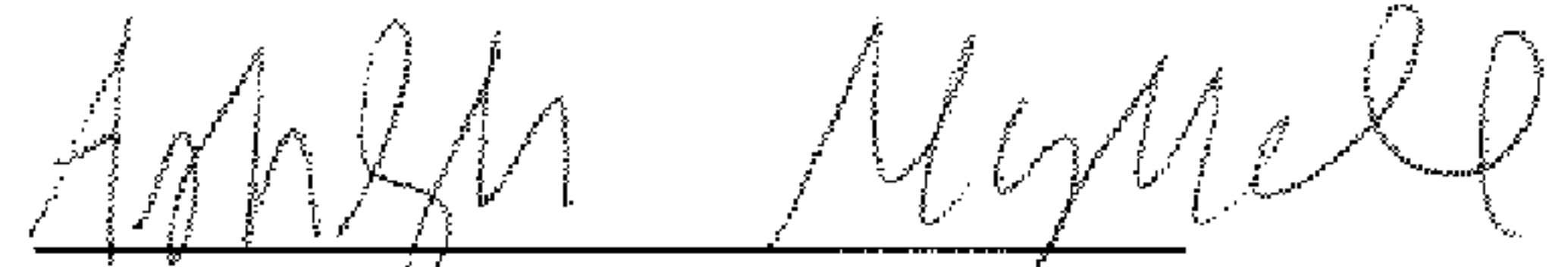
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. This property is not the homestead of the married grantor, nor of her spouse. Property address is **107 Chase Creek Circle, Pelham, AL 35124**

\$117,370.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

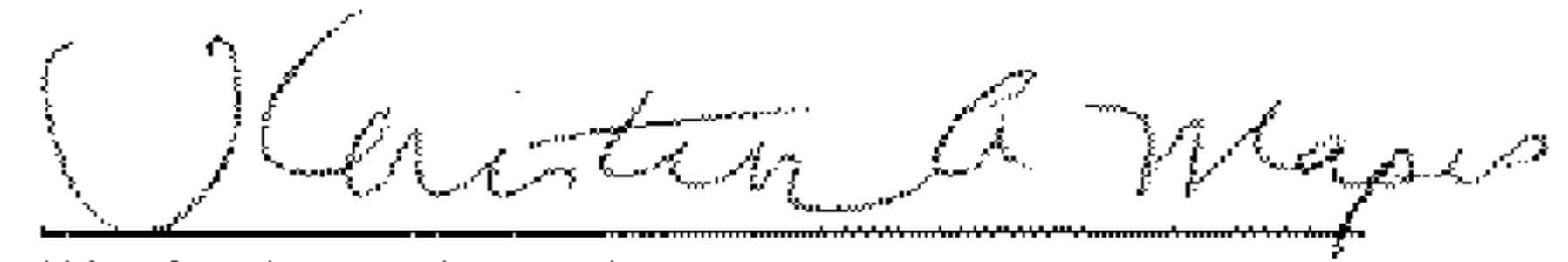
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties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

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this September 13, 2018



Ashleigh M. Taylor nka Ashleigh Taylor Marshall

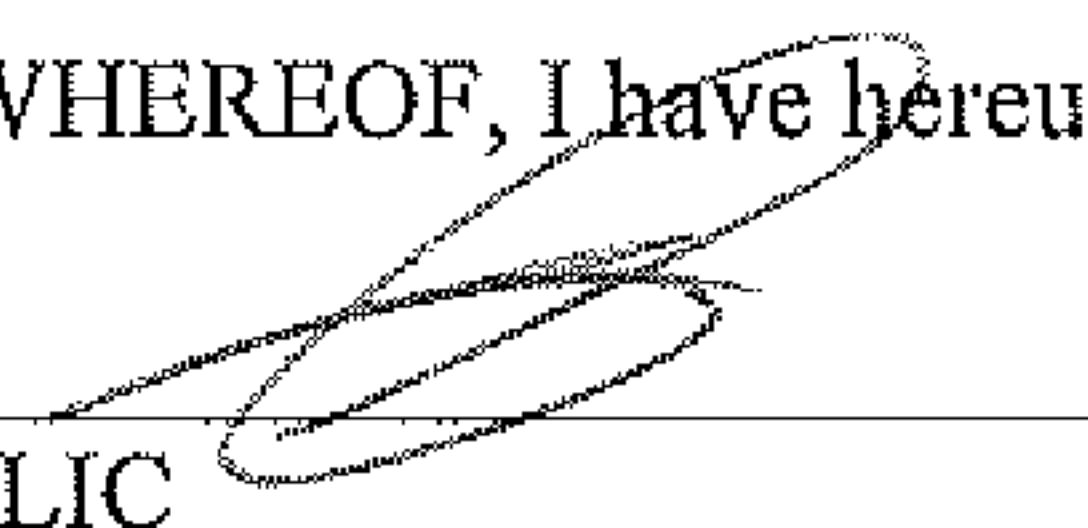


Kristina A. Mapes

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Ashleigh M. Taylor nka Ashleigh Taylor Marshall and Kristina A. Mapes** 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 September 13, 2018.


NOTARY PUBLIC

My Commission Expires: March 14, 2020

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires March 14, 2020

Real Estate Sales Validation Form

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

Grantor's Name Ashleigh M. Taylor & Kristina A. Mapes
Mailing Address 262 Strathaven Lane
Pelham, AL 35124

Grantee's Name Jonathan Rouse
Mailing Address 107 Chase Creek Circle
Pelham, AL 35124

Property Address 107 Chase Creek Circle
Pelham, AL 35124

Date of Sale 09/13/2018
Total Purchase Price \$ 121000.00
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

20180918000334690 09/18/2018 12:27:16 PM DEEDS 3/3

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 of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2018 12:27:16 PM
\$25.00 JESSICA (verified by)
20180918000334690

Print Jeff W. Parmer

Sign (Grantor/Grantee/Owner/Agent) circle one

Alii S. Bayl