

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:

George A. Gomperts
Robert A. Gomperts
4311 Northwest 82nd Place
Gainesville, FL 32653

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

(Consideration \$20,000⁰⁰)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, George A. Gomperts, a single man, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANNEES, George A. Gomperts and Robert A. Gomperts (hereinafter referred to as GRANNEES), 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 12, according to the re-survey of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

This conveyance was prepared without the benefit of a current title search and with information supplied by the grantor.

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 GRANNEES, 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 GRANNEES 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 GRANNEES herein shall take as tenants in common, forever.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 20th day of October, 2018.

George A. Gomperts
George A. Gomperts

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

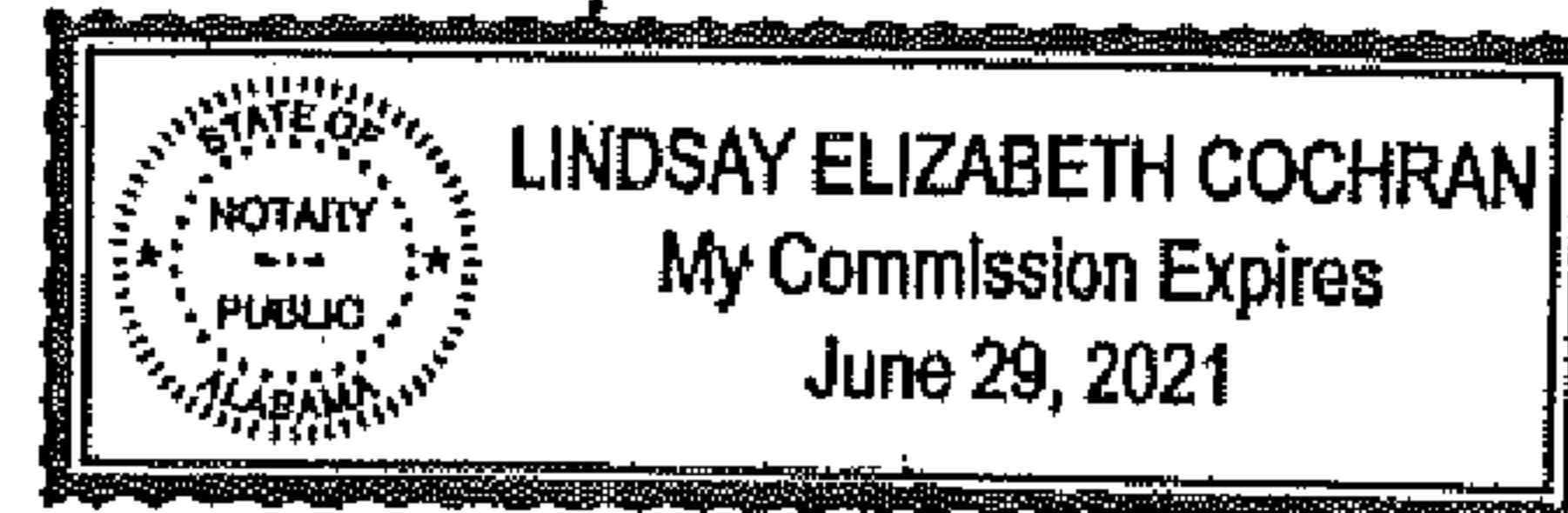
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that George A. Gomperts, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he executed the same voluntarily on the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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of October, 2018.

Lindsay Elizabeth Cochran

NOTARY PUBLIC

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	<u>George A. Gomperts</u>
Mailing Address	<u>4311 Northwest 82nd Place</u>
	<u>Gainesville, FL 32653</u>

Grantee's Name George A. Gomperts & Robert A. Gomperts
Mailing Address 4311 Northwest 82nd Place
Gainesville, FL 32653

Property Address Lot 12 Laurel Cliffs, Shelby County

Date of Sale 10/22/2018
Total Purchase Price \$ 20000.00
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).

Date 11/7/18

Print Jeff W. Parmer



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Sign
Clerk (verified by)
Shelby County, AL
11/09/2018 02:36:10 PM
\$41.00 JESSICA
20181109000398880

Ali S. Bayal

Form RT-1