

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:

Courtney L. Archer and Teddy Gerald Archer

906 Highway 10
Montevallo, AL 35115

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

20190205000038640

COUNTY OF JEFFERSON)

02/05/2019 03:00:22 PM

DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THOUSAND and NO/100 (\$100,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Steve A. Cook and his wife, Melissa W. Cook** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Courtney L. Archer and Teddy Gerald Archer** (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.

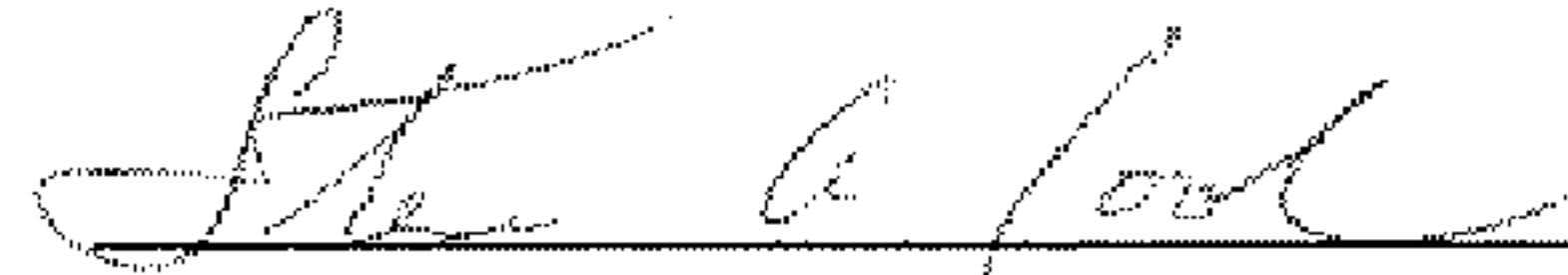
Property address is 906 Highway 10, Montevallo, AL 35115.

\$95,000.00 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 the 31st day of January, 2019.

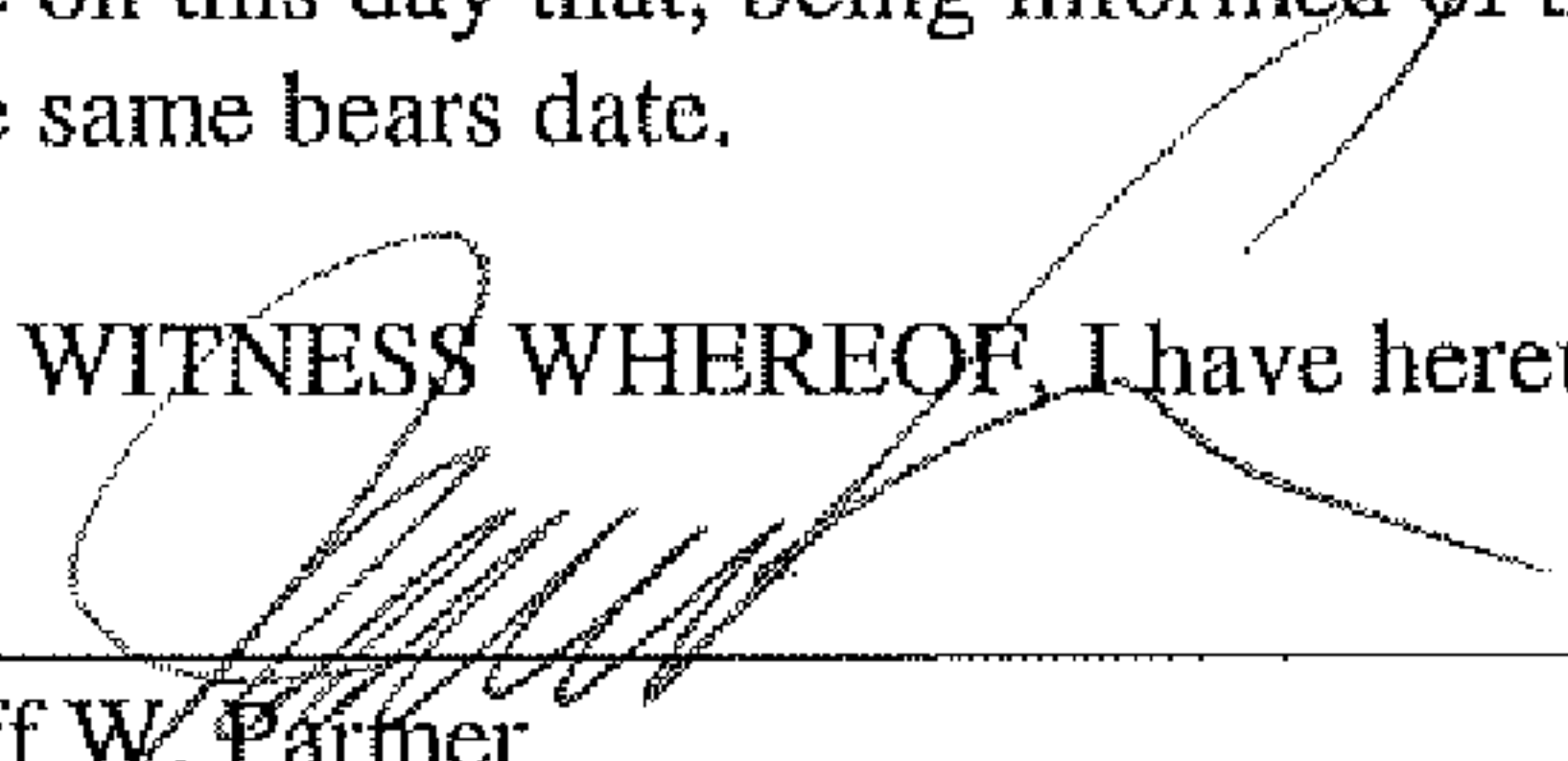

Steve A. Cook


Melissa W. Cook

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Steve A. Cook and Melissa W. Cook** 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 the 31st day of January, 2019.



Jeff W. Parmer
NOTARY PUBLIC
My Commission Expires: 09/13/2020



Exhibit A

Legal Description

A parcel of land partly in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and partly in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama and run North 2 degrees 45 minutes west for 43.00 feet to a point of intersection with the North right of way line of Shelby County Highway No. 10 and point of beginning; thence South 87 degrees 25 minutes west for 131.00 feet; thence North 02 degrees 35 minutes West for 237.00 feet; thence North 87 degrees 25 minutes East for 191.00 feet; thence South 02 degrees 35 minutes east for 237.00 feet to a point on said road right of way line; thence run South 87 degrees 25 minutes west for 60 feet to the point of beginning. Being a part of Lot 2, as shown on the Survey of Estate of Pleasant Shaw, Sr., as recorded in Map Book 3, Page 49. All being 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 Steve A. Cook and Melissa W. Cook
 Mailing Address 295 Fox Valley Farms Road
Maylene, AL 35114

Grantee's Name Courtney L. Archer & Teddy Gerald Archer
 Mailing Address 906 Highway 10
Montevallo, AL 35115

Property Address 906 Highway 10
Montevallo, AL 35115

Date of Sale 01/31/2019Total Purchase Price \$ 100000.00

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 2/1/19Print Jeff W. Parmer☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/05/2019 03:00:22 PM
 \$29.00 CHARITY
 20190205000038640

Form RT-1