

20190405000111710 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
04/05/2019 04:10:05 PM FILED/CERT

No title was obtained in connection with this transfer and no survey was reviewed. Therefore, no opinion as to title or matters which an accurate survey might reveal has been given. The legal was provided by the Grantors.

THIS INSTRUMENT PREPARED BY:

Jason E. Gilmore
Gordon, Dana & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Richard A. Barcelona, Jr. and
Shunan Yu
2412 Woodfield Circle W. Melbourne, FL
W. Melbourne, FL 32904-6654

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars and other good and valuable consideration (\$10.00) to the undersigned Grantor, SHUNAN YU, a married woman, with an address of 2412 Woodfield Circle, W. Melbourne, FL (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto RICHARD A. BARCELONA, JR. and wife, SHUNAN YU, with an address of 2412 Woodfield Circle, W. Melbourne, FL 32904-6654 (herein 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 the following described real estate, known as 603 Highway 13, Helena, AL 35090 situated in Shelby County, Alabama, to-wit:

Lots 4A and 4B according to the Survey of Lucky Acres, as recorded in Map Book 21, page 131, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years
2. All easements, liens, covenants, restrictions and rights-of-way of record.

Richard A. Barcelona, Jr. is the spouse of the Grantor.

TO HAVE AND TO HOLD 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.

And said GRANTOR does for herself, her heirs, personal representative and assigns, covenant with said GRANTEES, their heirs, personal representatives and assigns, that she is lawfully seized in fee simple of said premises; that the property is free from all encumbrances, unless otherwise stated above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, personal representatives and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set her signature and seal, this the 26th day of MARCH, 2019.

Shunan Yu



STATE OF ALABAMA

COUNTY OF SHELBY

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

Given under my hand and official seal this 26th day of MARCH, 2019.



NOTARY PUBLIC

My Commission Expires: _____

[SEAL]

MY Commission Expires
June 26, 2019

Real Estate Sales Validation Form – FORM RT-1

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

Grantor's Name: Shunan Yu
Mailing Address: 2412 Woodfield Circle
W. Melbourne, FL 32904-6654
Property Address: 603 Highway 13,
Helena, AL 35090

Grantee's Name: Richard A. Barcelona, Jr. and Shunan Yu
Mailing Address: 2412 Woodfield Circle
W. Melbourne, FL 32904-6654

Date of Transfer 3/26/2019
Total Purchase Price \$
OR
Actual Value \$
OR
Assessor's Market Value: 1/2 of assessed value \$98,570.00

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
X Other (tax assessment)

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 Section 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 Section 40-22-1 (h).

Date 3/26/2019

X Unattested _____

Print Shunan Yu
Sign _____
(verified by)

Grantor

