

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:
Brent E. Griffin and Lauren M. Griffin

5025 Kerry Downs Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FORTY EIGHT THOUSAND and NO/100 (\$348,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Bruce Properties, L.L.C.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brent E. Griffin and Lauren M. Griffin** (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 9, Block 4 of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama; LESS AND EXCEPT that part of Lot 9 being more particularly described as follows; Begin at the NE corner of said Lot 9 and run Southerly along the East lot line of said Lot 9 a distance of 113.59 feet; thence an angle to the right of 95 degrees 15 minutes 11 seconds and run Westerly along the South line of said Lot 9 a distance of 4.02 feet; thence an angle right of 84 degrees 44 minutes 49 seconds and run Northerly and parallel to the East line of said Lot 9, a distance of 113.22 feet to a point on the Southerly right of way line of Argyle Lane, as recorded in Map Book 5, Pages 135 and 136; thence Easterly along said Southerly right of way line 4.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

Bruce Properties, L.L.C. is one and the same entity as Bruce Properties, LLC, grantee in deed recorded in Instrument No. 20180627000228500.

Property Address: 5025 Kerry Downs Road, Birmingham, AL 35242

\$250,000.00 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and

GRANTEES' 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 7th day of May, 2019.

Bruce Properties, L.L.C.

Just E. Me

By: _____

Its Manager / owner

STATE OF Florida)

COUNTY OF Okaloosa ;

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
Scott Bruce, whose name as Scott Bruce of **Bruce Properties, L.L.C.**,
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 in his capacity as such owner and with full authority
executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of May, 2019.

Jeffery N. Medina

NOTARY PUBLIC

My Commission Expires: 12/02/2022



Jeffery N. Medina

State of Florida

My Commission Expires 12/02/2022

Commission No. GG 280810

Real Estate Sales Validation Form

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

Grantor's Name Bruce Properties, L.L.C.
Mailing Address 875 Indigo Loop
Mirimar Beach, FL 32550

Grantee's Name Brent E. Griffin & Lauren M. Griffin
Mailing Address 5025 Kerry Downs Road
Birmingham, AL 35242

Property Address 5025 Kerry Downs Road
Birmingham, AL 35242

Date of Sale 05/08/2019
Total Purchase Price \$ 348000.00
or
Actual Value \$

20190510000159690 05/10/2019 03:39:54 PM DEEDS 3/3 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 5/9/19

Print Jeff W. Parmer

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2019 03:39:54 PM
\$119.00 CHERRY
20190510000159690

Alicia S. Byrd

Form RT-1