

This instrument was prepared by:  
Heath Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2019-95

Send Tax Notice To:  
Wilson H. Shepherd, Jr. and Deborah T. Shepherd  
1104 Danberry Lane  
Birmingham, AL 35242

**JOINT SURVIVORSHIP DEED**

20190604000190640  
06/04/2019 08:57:22 AM  
DEEDS 1/3

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED EIGHTY THREE THOUSAND SIX HUNDRED EIGHTY AND 00/100 (\$483,680.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Terrence F. James, as Personal Representative of the Estate of Gleaves T. James, by Terrence F. James , Personal Representative** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Wilson H. Shepherd, Jr. and Deborah T. Shepherd** (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 6, according to the Final Plat of The Cottages of Danberry, recorded in Map Book 40, Pages 122A and 122B in the Office of the Judge of Probate of Shelby County, Alabama.

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

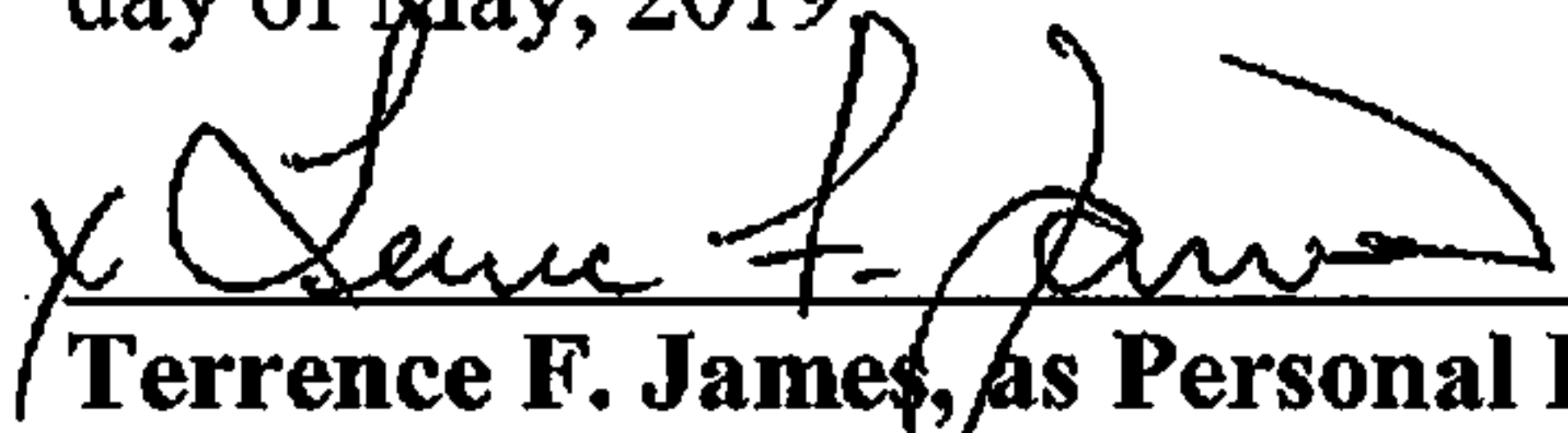
\$459,496.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, 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, GRANTORS' 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 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 GRANTOR has hereunto set their hands and seals, this the 31st day of May, 2019

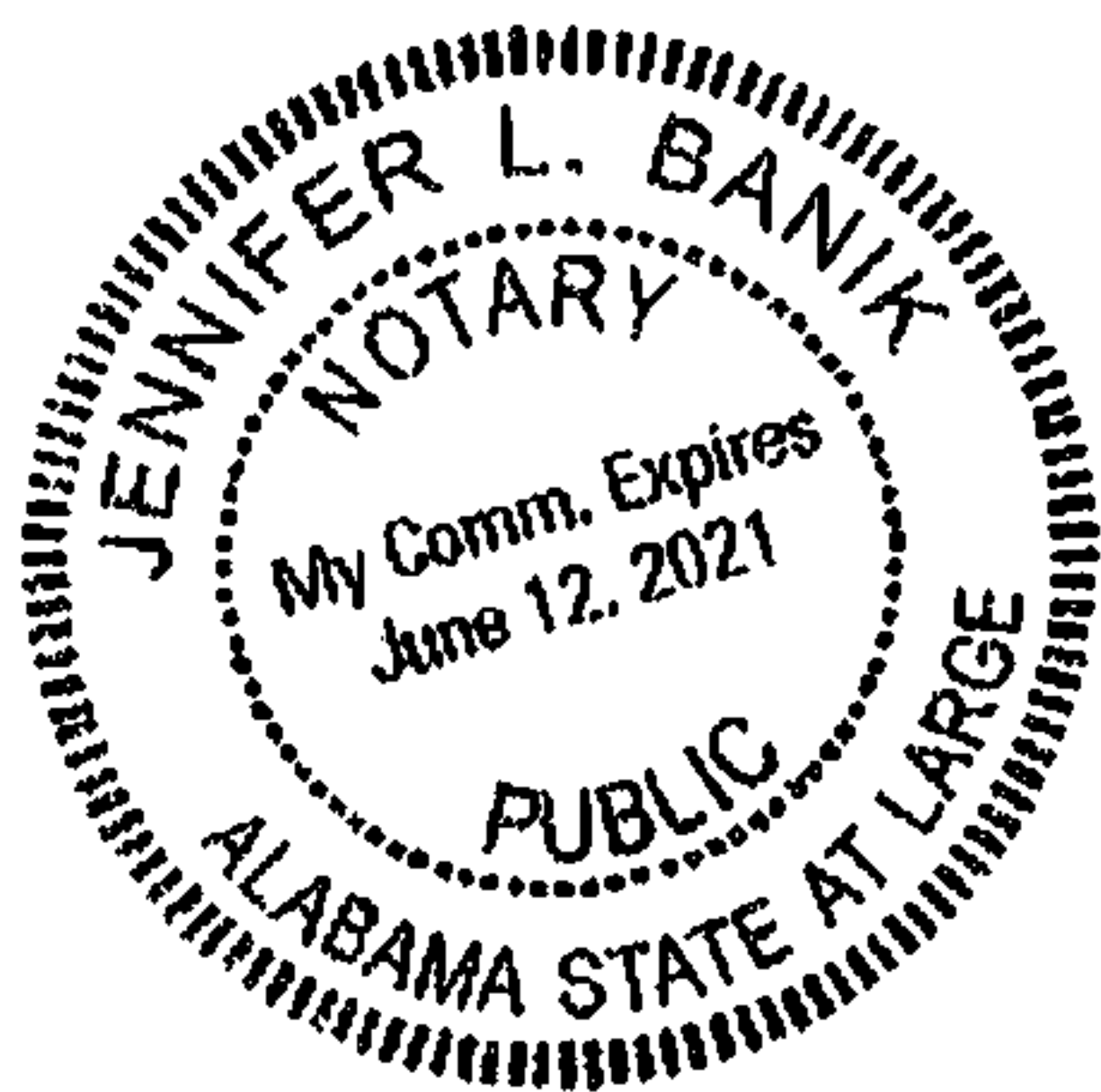


**Terrence F. James, as Personal Representative  
of the Estate of Gleaves T. James Case No. PR-2019-000110**

**STATE OF ALABAMA                    )**  
**COUNTY OF JEFFERSON            )**

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **Terrence F. James, as Personal Representative of the Estate of Gleaves T. James Case No. PR-2019-000110** is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 31st day of May, 2019.





My Commission Expires: NOTARY PUBLIC  
6.12.21

## Real Estate Sales Validation Form

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

Grantor's Name Terrence F. James, as Personal Representative  
of the Estate of Gleaves T. James  
 Mailing Address \_\_\_\_\_

Grantee's Name Wilson H. Shepherd, Jr. and Deborah T.  
Shepherd  
 Mailing Address \_\_\_\_\_

Property Address 1104 Danberry Lane  
Birmingham, AL 35242

Date of Sale May 31, 2019  
 Total Purchase Price \$483,680.00  
 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

\_\_\_\_ Appraisal  
 \_\_\_\_ 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 5/31/19

Print

Jennifer Bank

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/04/2019 08:57:22 AM  
 \$45.50 CHERRY  
 20190604000190640

Allen S. Bayl

**Form RT-1**