

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2019-122

Send Tax Notice To:
Kelli Fancher and Misty Wade
905 Glassford Court
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

20190702000236550

07/02/2019 11:17:20 AM

DEEDS 1/4

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration SIX HUNDRED NINETY ONE THOUSAND AND 00/100 (\$691,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Christopher M. Salmon and Jennifer R. Salmon, Husband and Wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kelli Fancher and Misty Wade**, (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 929A, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 43, Page 30, and being the same resurvey of Lot 929, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Page 44 A & B, in the Probate Office of Shelby County, Alabama.

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

\$483,700.00 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 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 1st day of July, 2019.

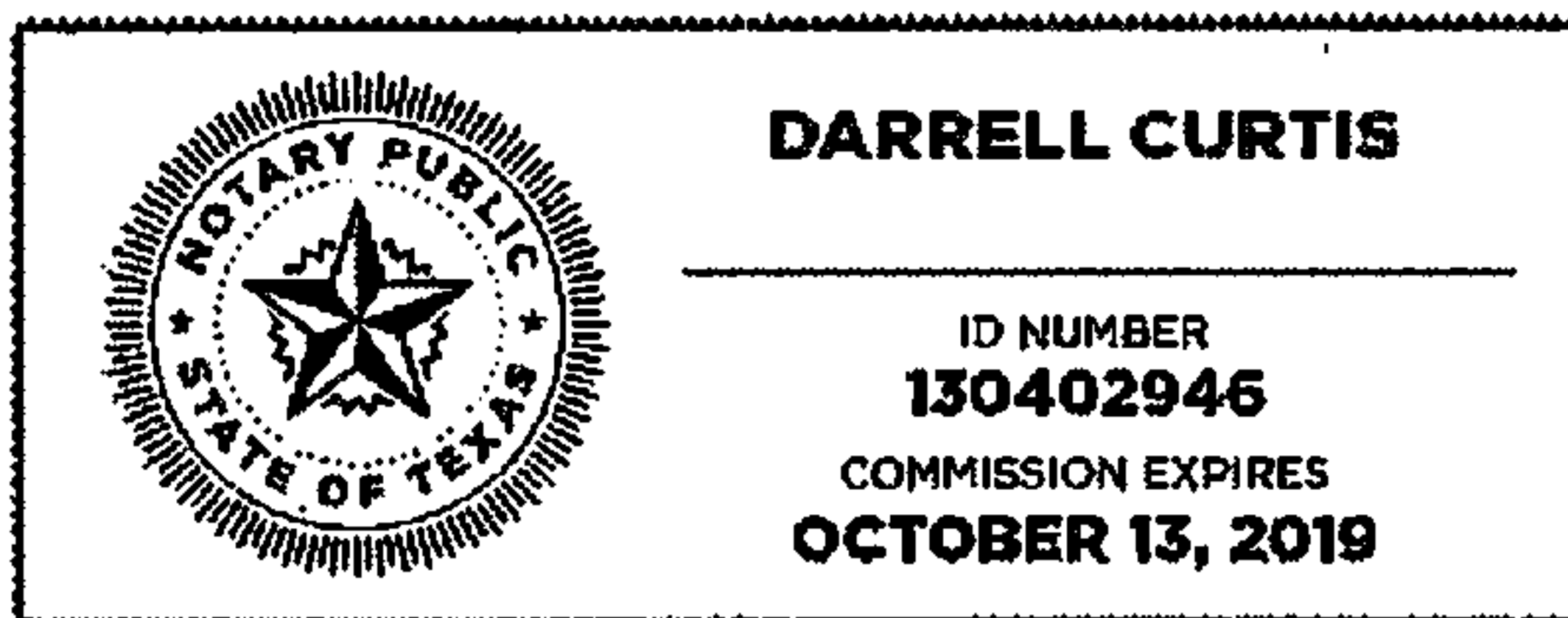
Christopher M. Salmon
Christopher M. Salmon

Jennifer R. Salmon

STATE OF TEXAS)
COUNTY OF Dallas)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher M. Salmon**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of July, 2019.



Darrell Curtis

NOTARY PUBLIC

My Commission Expires: 10/13/2019

Notarized online using audio-video communication

STATE OF _____)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer R. Salmon**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this ____ day of _____, 2019.

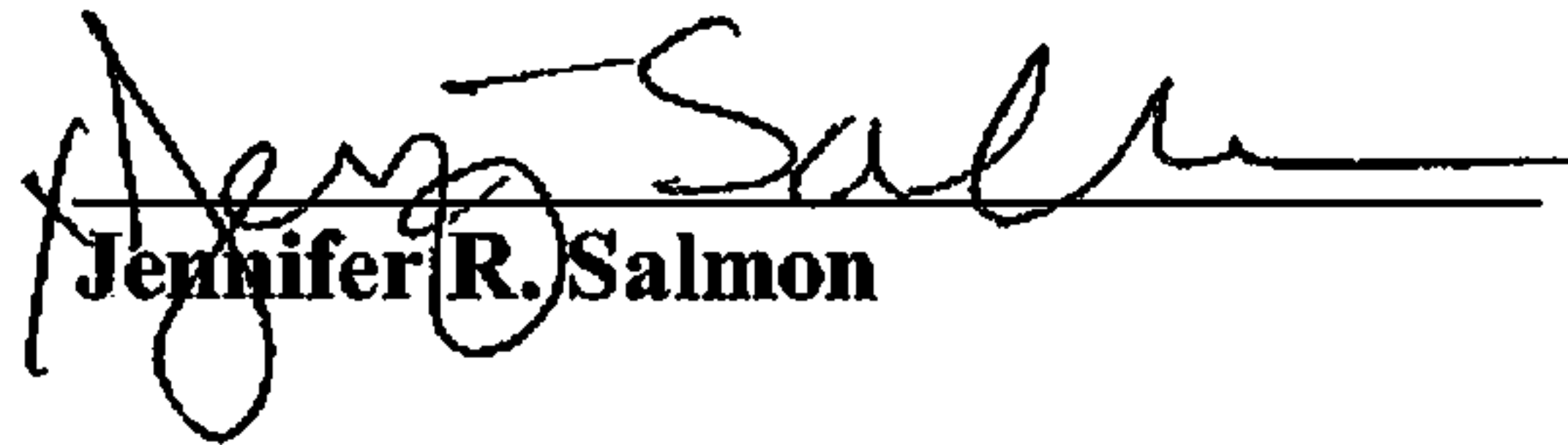
NOTARY PUBLIC

My Commission Expires: _____

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 1st day of July, 2019.

Christopher M. Salmon


Jennifer R. Salmon

STATE OF _____)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher M. Salmon**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

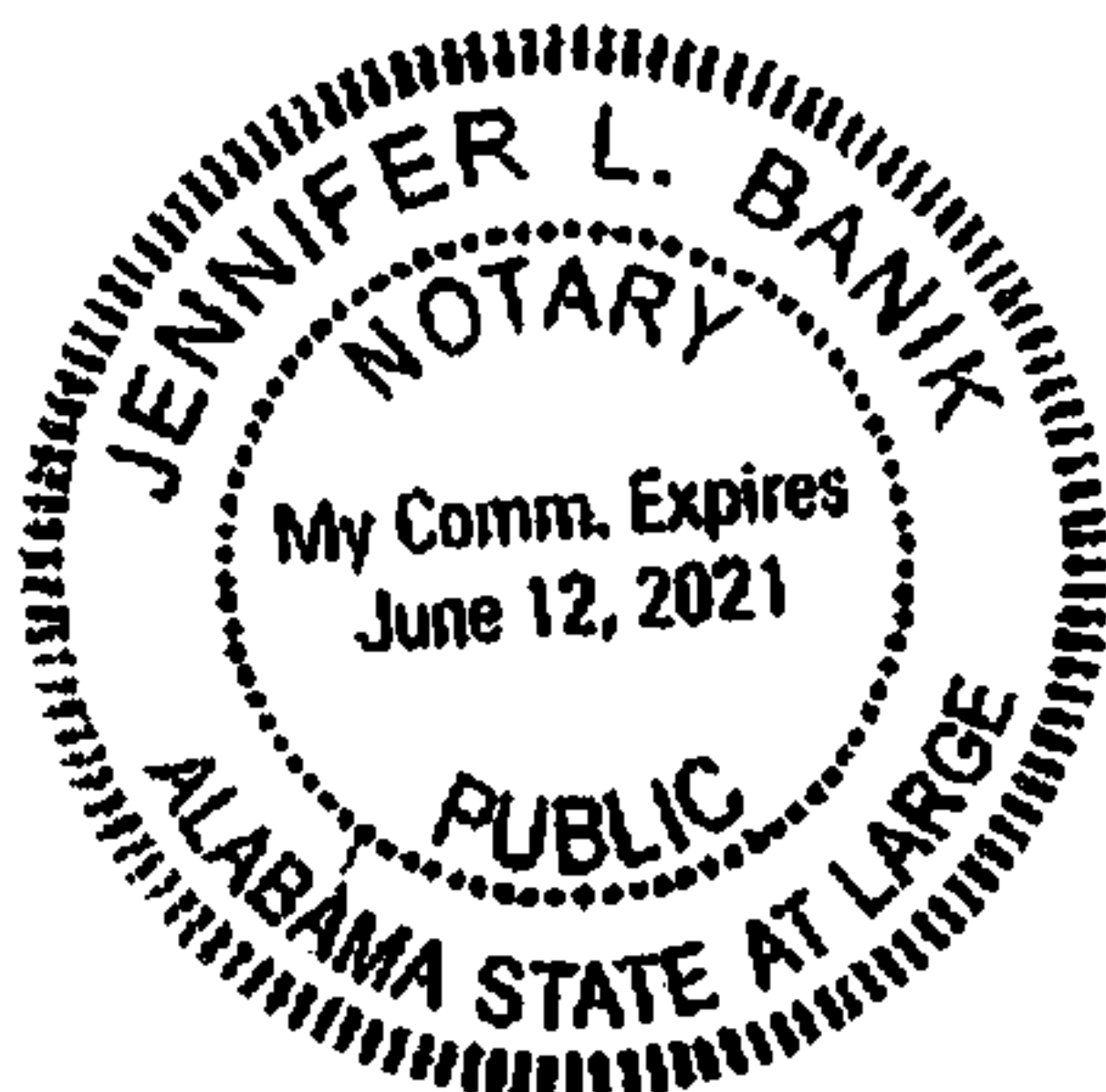
Given under my hand and official seal, this ____ day of ____, 2019.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer R. Salmon**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this ____ day of ____, 2019.




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
20190702000236550 07/02/2019 11:17:20 AM DEEDS 4/4

Grantor's Name Christopher M. Salmon and Jennifer R. Salmon

Grantee's Name Kelly Fancher and Misty Wade
Mailing Address _____

Mailing Address _____

Date of Sale July 1, 2019

Total Purchase Price \$691,000.00

Or
Actual Value \$ _____

Or
Assessor's Market Value \$ _____

Property Address 905 Glassford Court
Birmingham, AL 35242

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 7/1/2019 Print Amy Krell

☐ Unattested _____
(verified by) Sign Amy Krell
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 11:17:20 AM
S231.50 CHERRY
20190702000236550

Alex S. Boyd

Form RT-1