

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Robert C. Gross and Judy L. Gross

2472 Kenvil Circle
Birmingham, AL
35243

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY THOUSAND and NO/100 (\$40,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Houso LLC (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Robert C. Gross and Judy L. Gross (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:

From the Northeast corner of Section 23, Township 20 South, Range 3 West, run West along the North boundary of said Section 23, Township 20 South, Range 3 West for 258.56 feet, more or less, to a point on the West right of way line of the Atlantic Coast Line Railroad; thence turn an angle of 117 degrees 20 minutes to the left and run 433.20 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees 00 minutes to the right and run for 167.18 feet to a point on the East side of the Old Montgomery Highway; thence turn an angle of 98 degrees 48 minutes to the left and run for 149.48 feet; thence turn an angle of 89 degrees 18 minutes to the left and run for a distance of 145.75 feet, more or less, to the West right of way line of the A.C.L. Railroad; thence turn an angle of 81 degrees 54 minutes to the left and run Northwesterly along the West right of way line of the A.C. L. Railroad for 127.45 feet, more or less, to the point of beginning. This being a part of the NE 1/4 of NE 1/4, of Section 23, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

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

Property Address: 3187 Lee Street, Pelham, AL 35124

\$0 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 8 day of October, 2019.

Houso LLC

[Signature]
By: Mike Brady
Its Managing member

STATE OF Tennessee

COUNTY OF Davidson

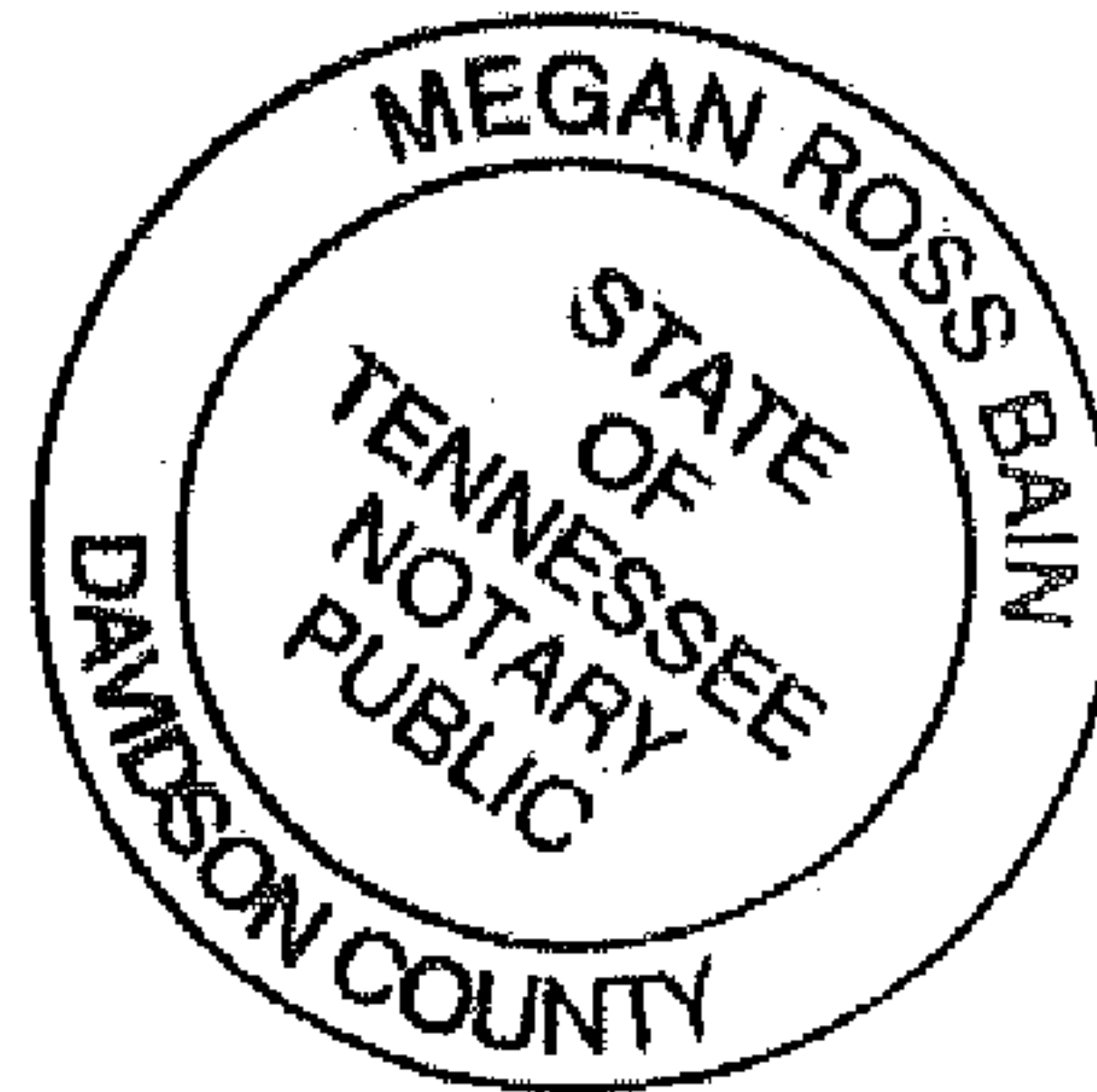
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Mike Brady, whose name as Managing Member of Houso LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents he in his capacity as such Managing Member 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 8th day of October, 2019.

[Signature]

NOTARY PUBLIC

My Commission Expires: May 9, 2023



Real Estate Sales Validation Form

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

Grantor's Name Houso LLC
Mailing Address 4569 Florence Drive
Frisco, TX 75034

Grantee's Name Robert C. Gross & Judy L. Gross
Mailing Address 2472 Kenvil Circle
Birmingham, AL 35243

Property Address 3187 Lee Street
Pelham, AL 35124

Date of Sale 10/09/2019
Total Purchase Price \$ 40000.00
or
Actual Value \$

20191011000376780 10/11/2019 03:40:48 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
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 10/11/19
Print Jeff W. Parmer
Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Form RT-1

