

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
William Andrew Rainer and
Jessica Penney Rainer
2209 Baneberry Drive
Hoover, AL 35244

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Sixty-Eight Thousand and 00/100 (\$468,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Elva Jean Bailey and Russell D. Bailey as Trustees of the Revocable Living Trust Agreement of Elva Jean Bailey** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **William Andrew Rainer and Jessica Penney Rainer**, (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 2325, according to the Survey of Riverchase Country Club 23rd Addition, as recorded in Map Book 10, Page 11 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.


\$374,400.00 of the consideration was paid from the proceeds of 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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.


AND SAID GRANTOR, for said GRANTOR, GRANTOR'S' successors and assigns, 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 successors and assigns 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 have through their duly authorized representatives hereunto set their hands and seals this the **14th** day of **October**, 2019.

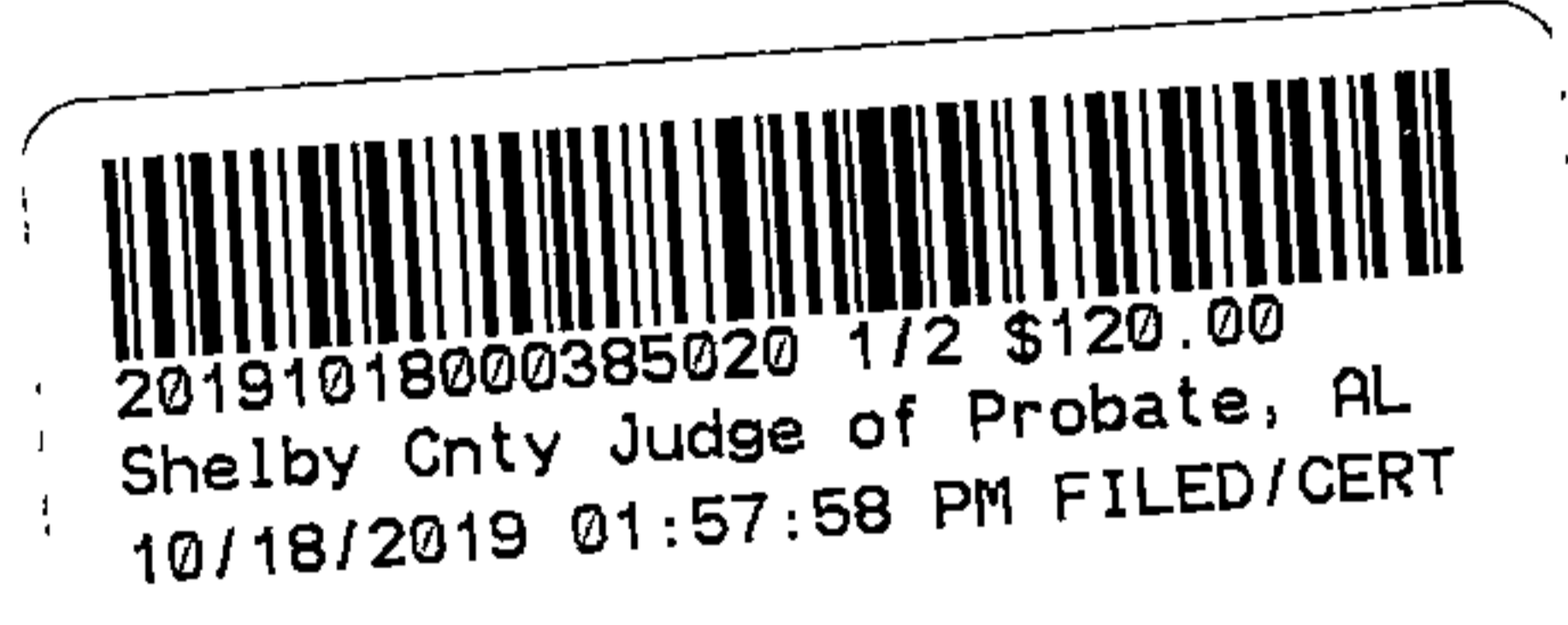
Revocable Living Trust Agreement of Elva Jean Bailey



Elva Jean Bailey, Trustee



Russell D. Bailey, Trustee

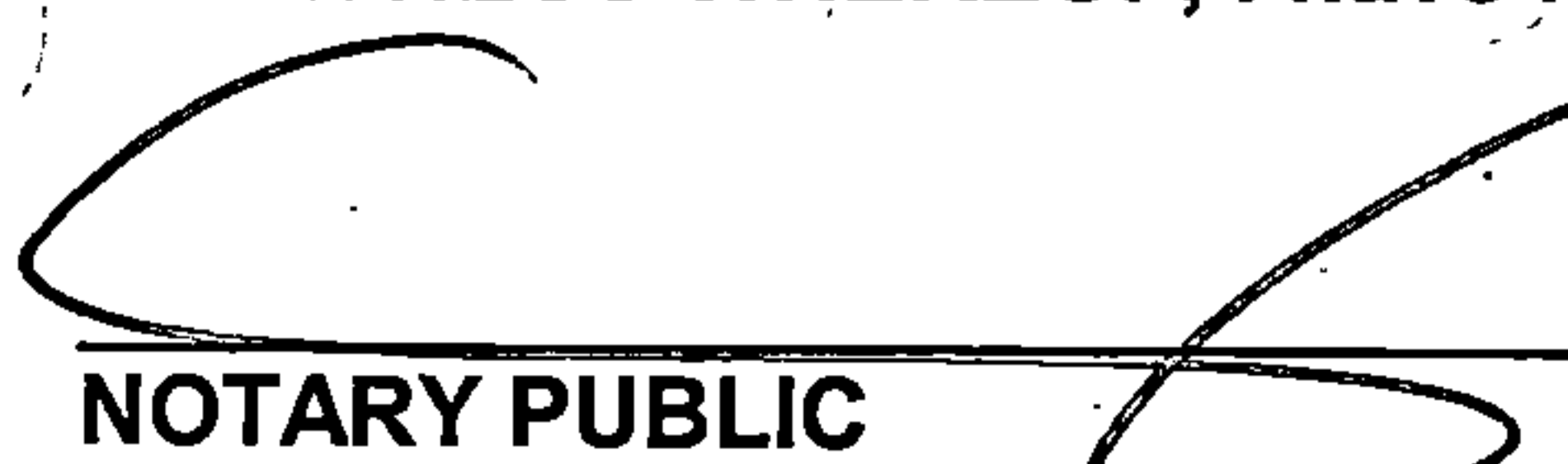


Shelby County, AL 10/18/2019
State of Alabama
Deed Tax: \$94.00

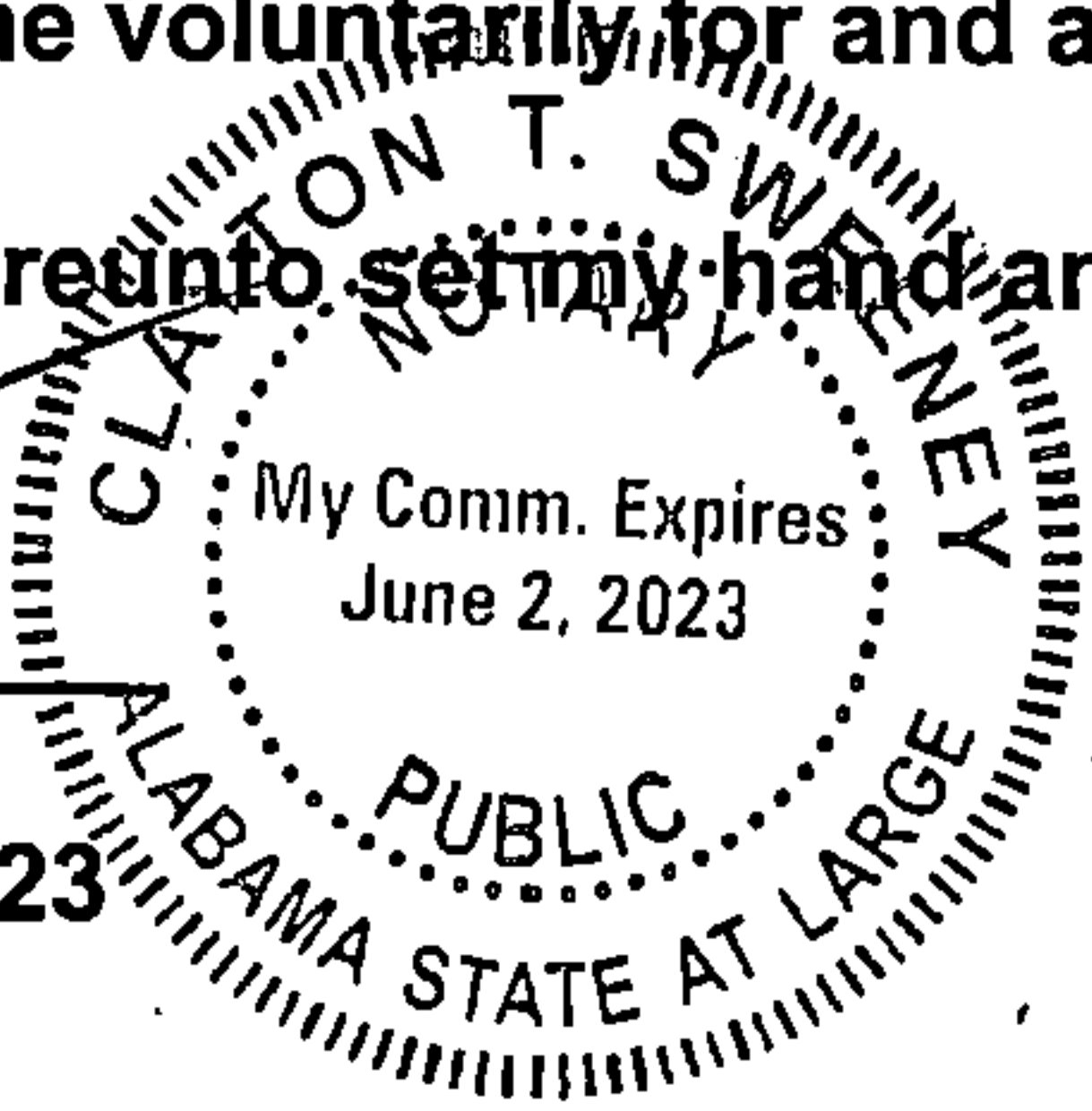
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elva Jean Bailey and Russell D. Bailey, whose names as Trustees of the Revocable Living Trust Agreement of Elva Jean Bailey are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such Trustees and with full authority, signed the same voluntarily for and as the act of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of October, 2019.



NOTARY PUBLIC
My Commission Expires: 06-02-2023



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Revocable Living Trust Agreement of Elva Jean Bailey

Grantee's Name William Andrew Rainer and Jessica Penney Rainer

Mailing Address 318 Christopher Cove Westover, AL 35147

Mailing Address 2209 Baneberry Drive Hoover, AL 35244

Property Address 2209 Baneberry Drive Hoover, AL 35244

Date of Sale October 15, 2019

Total Purchase Price \$ 468,000.00

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
- Closing Statement
- Appraisal/ Assessor's Appraised Value
- Other – property tax redemption

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).

Revocable Living Trust Agreement of Elva Jean Bailey

Date _____

Print Elva Jean Bailey, Trustee and Russell D. Bailey, Trustee

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one



20191018000385020 2/2 \$120.00
Shelby Cnty Judge of Probate, AL
10/18/2019 01:57:58 PM FILED/CERT

CLAYTON T. SIMSNEY, ATTORNEY AT LAW