

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2020-45

Send Tax Notice To:
DAVID BREMER and TARA BREMER
336 Roubidoux Road
Bessemer, AL 35022

JOINT SURVIVORSHIP DEED

20200210000053090
02/10/2020 10:18:59 AM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration SEVENTY THOUSAND AND 00/100 (\$70,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **MICHAEL BRIAN CASTILLO, A MARRIED MAN**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **DAVID BREMER and TARA BREMER**, (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:

Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 20 South, Range 4 West, together with non-exclusive ingress and egress along a 15 foot access easement extending from the North side of the Northwest Corner of said property and going North a distance of 668.80 feet.

A 25 foot easement in the North portion of the property described herein is reserved by the grantors herein for a roadway for ingress and egress and this easement shall run with the land.

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

The above referenced property is not the homestead of **MICHAEL BRIAN CASTILLO** or his spouse.

The other Grantor, **PHYLLIS CASTILLO**, who retained a life estate, died on or about the 28th day of October, 2011.

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, 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.

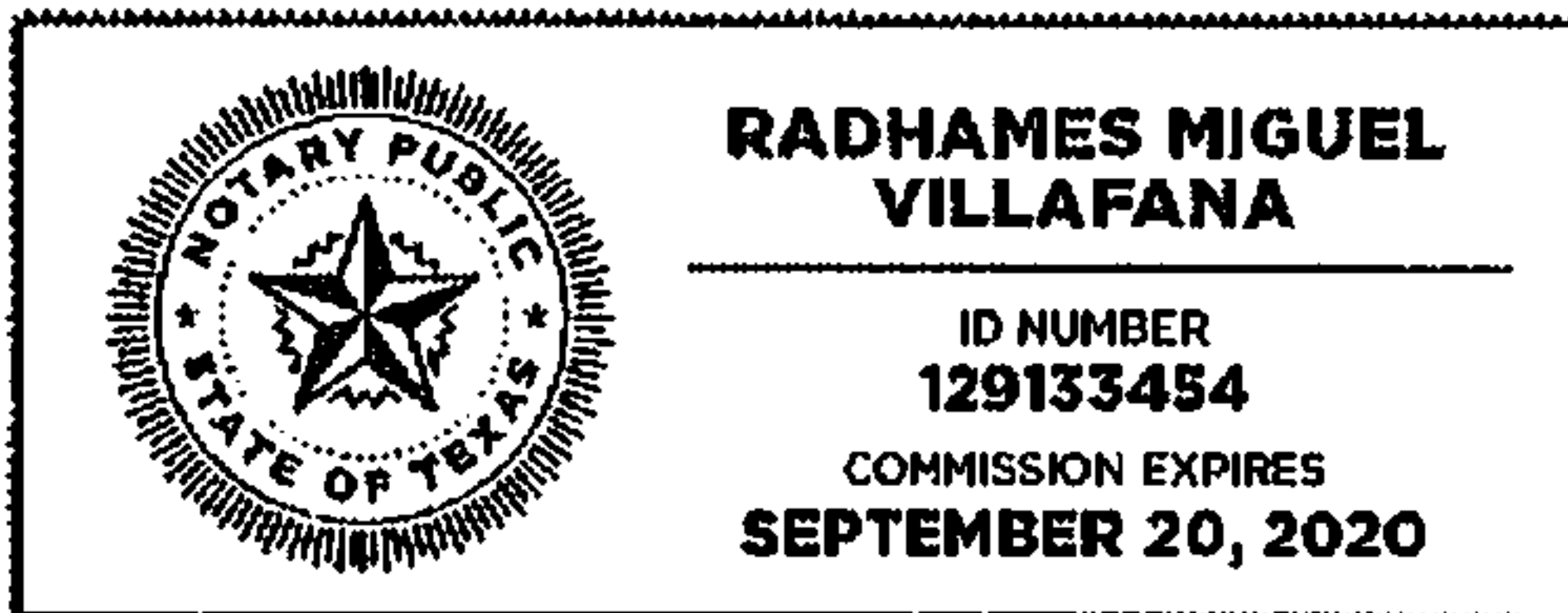
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal, this the 6th day of February, 2020.

Michael Brian Castillo
MICHAEL BRIAN CASTILLO

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL BRIAN CASTILLO**, 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 6th day of February, 2020.



Radhames Miguel Villafana

NOTARY PUBLIC

My Commission Expires: 09/20/2020

Notarized online using audio-video communication

Real Estate Sales Validation Form

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

Grantor's Name MICHAEL BRIAN CASTILLO
 Mailing Address 336 Roubidoux Rd
Besse AL 35022
 Property Address 336 Roubidoux Road
Bessemer, AL 35022

Grantee's Name DAVID BREMER and TARA BREMER
 Mailing Address 717 Rosebury Rd
Helena, AL 35080
 Date of Sale February 7, 2020
 Total Purchase Price \$70,000.00
 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

☐ 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 _____ Print Jennifer Beik

☐ 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
 02/10/2020 10:18:59 AM
 \$98.00 CHERRY
 20200210000053090

Allen S. Byrd

Form RT-1