

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Alisha Martin
David Martin

155 Gable Lane
Montevallo, AL 35115

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THIRTY FOUR THOUSAND AND 00/100 (\$134,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Baltic Avenue Partners, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Alisha Martin and David Martin** (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 **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

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

Property Address: **155 Gable Lane, Montevallo, AL 35115**

\$134,000.00 of the above-recited purchase price was paid from a mortgage loan
Closed simultaneously herein.

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 successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 herein above 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,, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 7th day of February, 2020.

Baltic Avenue Partners, LLC

C. D. Gibson
By: *Christopher D. Gibson*
Its *Sole Member*

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that *Christopher D. Gibson* whose name as *Sole Member* of Baltic Avenue Partners, 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 of the Instrument, he/she signed his/her name as such *Sole Member* and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of February, 2020.

Jeff W. Parmer
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020

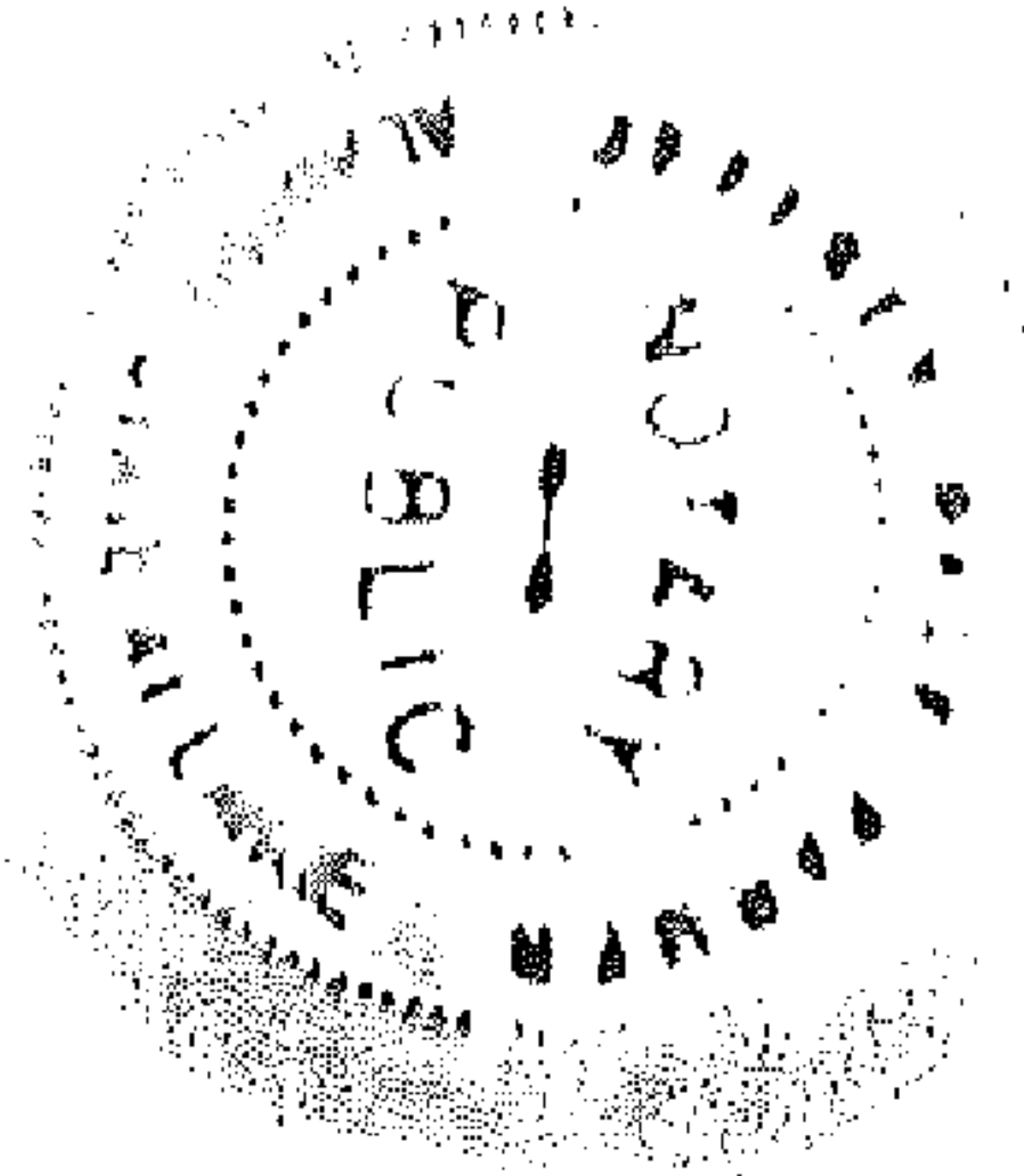


Exhibit A
Legal Description

A parcel of land in the NW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, Described as follows:

Commence at the Southwest corner of said 1/4 1/4 Section; thence run North 01 degrees 22 minutes 17 seconds East 255.00 feet along the West 1/4 1/4 line; thence run South 89 degrees 18 minutes 43 seconds East 535.00 feet to the point of beginning; thence continue last course 400.00 feet; thence run North 01 degrees 24 minutes 17 seconds East 486.00 feet; thence run North 89 degrees 18 minutes 43 seconds West 245.00 feet; thence run South 01 degree 24 minutes 17 seconds West 100.00 feet thence run North 89 degrees 18 minutes 43 seconds West 285.00 feet thence run South 00 degrees 41 minutes 00 seconds West 286.00 feet; thence run South 89 degrees 18 minutes 43 seconds East 130.00 feet; thence run South 03 degrees 27 minutes 58 seconds West 100.00 feet to the point of beginning.

ALSO a right of way for ingress egress and utilities in the West half of the NE 1/4 of Section 2, Township 22, South, Range 4 West Shelby County, Alabama; 60 feet wide, 30 feet on each side of the following described centerline; thence at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 2, thence run North 01 degrees 22 minutes 17 seconds East along the West 1/4 1/4 line 305.96 feet; thence run South 88 degrees 37 minutes 43 seconds East 934.96 feet to a point on the East line of the Tom Smitherman property and the centerline of Cable Lane (a chert road), said point being on a clockwise curve having a delta angle of 23 degrees 08 minutes 33 seconds and a radius of 283.00 feet; thence turn right 67 degrees 27 minutes 20 seconds to tangent and run along the arc of said curve 118.35 feet to the point of tangent; thence run South 01 degrees 58 minutes 00 seconds West 311.28 feet tangent to said curve along said centerline; thence run South 05 degrees 53 minutes 55 seconds West 130.95 feet along said centerline to the point of a clockwise curve having a delta angle of 30 degrees 47 minutes 22 seconds and a radius of 320.00 feet; thence run along the arc of said curve 222.23 feet; thence run South 53 degrees 07 minutes 44 seconds West 122.40 feet to the center of Shelby County Highway #10 and the end of said centerline.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Ballic Avenue Partners, LLC
 Mailing Address 459 Main Street
Suite 101-455
Trussville, AL 35173

Grantee's Name Alisha Martin & David Marlin
 Mailing Address 155 Gable Lane
Montevallo, AL 35115

Property Address 155 Gable Lane
Montevallo, AL 35115

Date of Sale 02/07/2020
 Total Purchase Price \$ 134,000.00
 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☐ Appraisal☐ Sales Contract☐ 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).

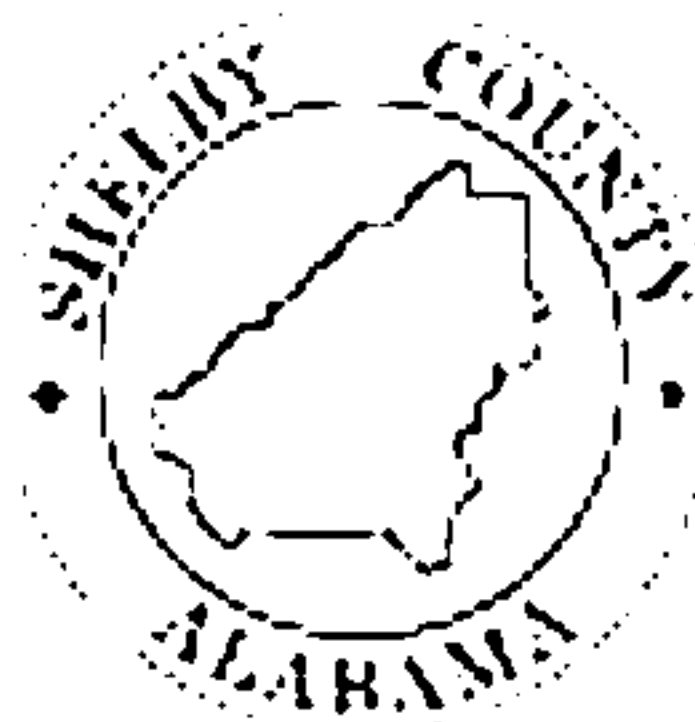
Date 2/10/20Print Jeff W. ParmerUnattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/12/2020 09:10:58 AM
 \$32.00 CHERRY
 20200212000057720

Alicia S. Bayl