

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:  
Lisa Ann McDaniel  
David Rafael McDaniel  
5275 South Shades Crest Road  
Helena, AL 35022

**20200417000152030**

**04/17/2020 03:30:45 PM**

**DEEDS 1/4**

**STATE OF ALABAMA        )**

**JOINT SURVIVORSHIP DEED**

**COUNTY OF JEFFERSON    )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE HUNDRED FORTY THOUSAND AND 00/100 (\$540,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Steve A. McCrory, and spouse, Tina B. McCrory** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lisa Ann McDaniel and David Rafael McDaniel** (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:

**See Attached Exhibit "A"**

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

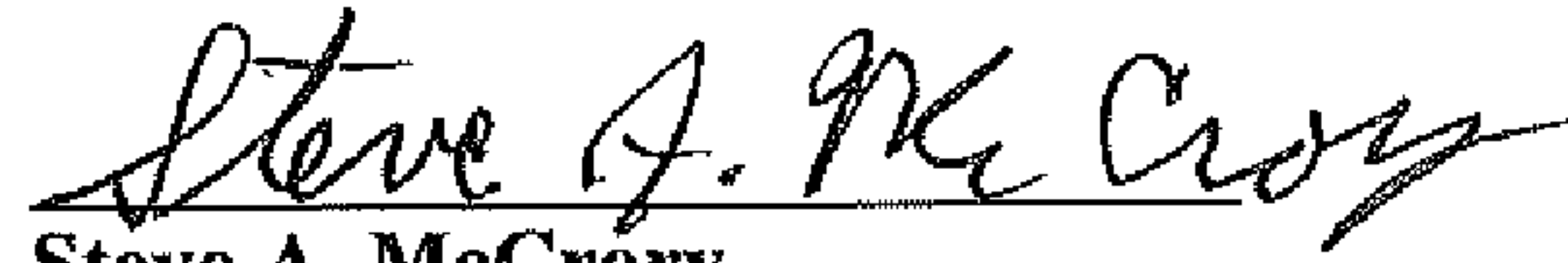
**Property Address: 5275 South Shades Crest Road Helena, AL, 35022**

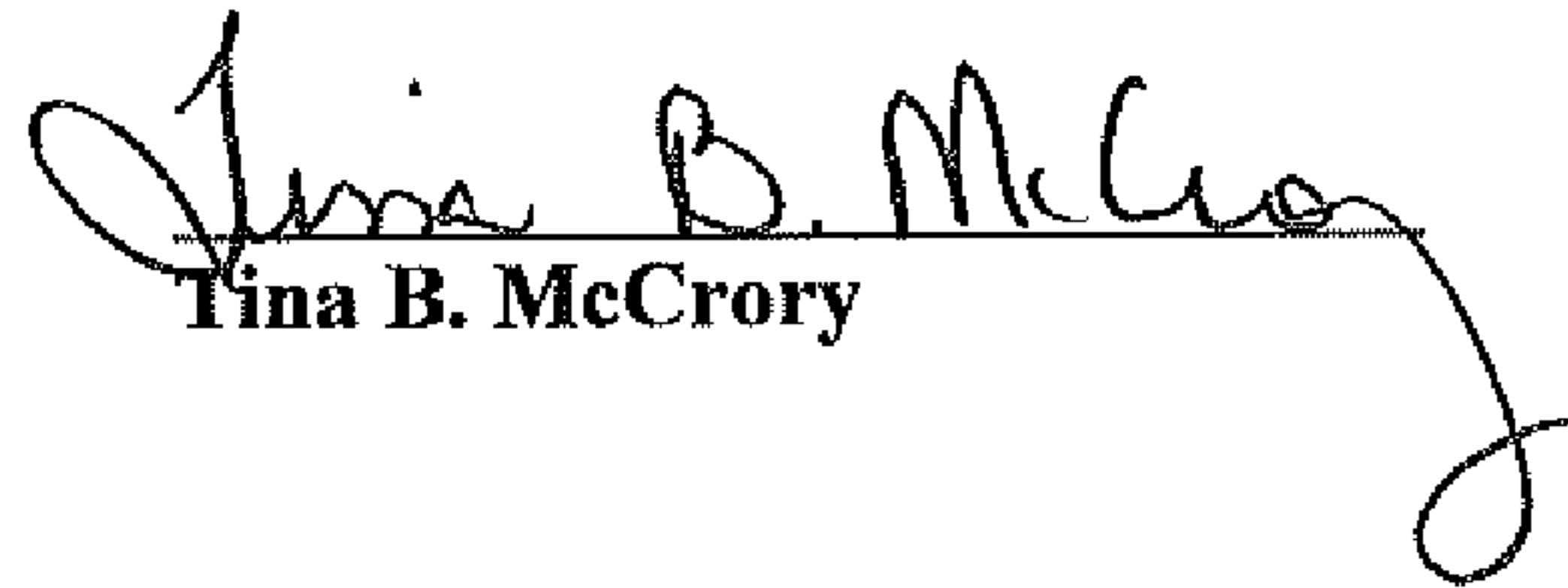
**\$405,000.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 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 GRANTORS will, and GRANTORS' heirs, 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 GRANTORS have hereunto set their hands and seals this **April 15, 2020**.

  
Steve A. McCrory

  
Tina B. McCrory

STATE OF ALABAMA   )  
                                 :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Steve A. McCrory and Tina B. McCrory**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **April 15, 2020**.

  
\_\_\_\_\_  
**Jeff W. Parmer**

NOTARY PUBLIC  
My Commission Expires: 09/13/2020



## **Exhibit A**

### **Legal Description**

Commence at the SE Corner of the SE 1/4 of the SW 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, and run West along the South line of said 1/4 - 1/4 Section for a distance of 449.21 feet to Point of Beginning; thence right 88°57'30" and run Northerly for a distance of 187.05 feet; thence left 90°00' and run Westerly for a distance of 100.0 feet; thence right 78°31'12" and run Northwesternly for a distance of 266.6 feet to a Point of Intersection with the South right of way line of South Shades Crest Road; thence left 118°35'12" and run Southwesterly for a distance of 438.2 feet to a Point of Curve to the right, said curve having a central angle of 32°20'32" and a radius of 670.0 feet; thence along arc of said curve for a distance of 378.20 feet to a Point of Intersection with the South line of said 1/4 - 1/4 Section; thence East along said 1/4 - 1/4 Section for a distance of 829.76 feet to Point of Beginning.

## Real Estate Sales Validation Form

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

Grantor's Name Steve A. McCrory  
 Mailing Address Tina B. McCrory  
172 Sea Glass Way  
Port Saint Joe, FL 32456

Grantee's Name Lisa Ann McDaniel  
 Mailing Address David Rafael McDaniel  
5275 South Shades Crest Road  
Helena, AL 35022

Property Address 5275 South Shades Crest Road  
Helena, AL 35022

Date of Sale 4-15-2020  
 Total Purchase Price \$ 540,000.00

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  
☒ 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 4-15-2020

Print Jeff W. Parmer

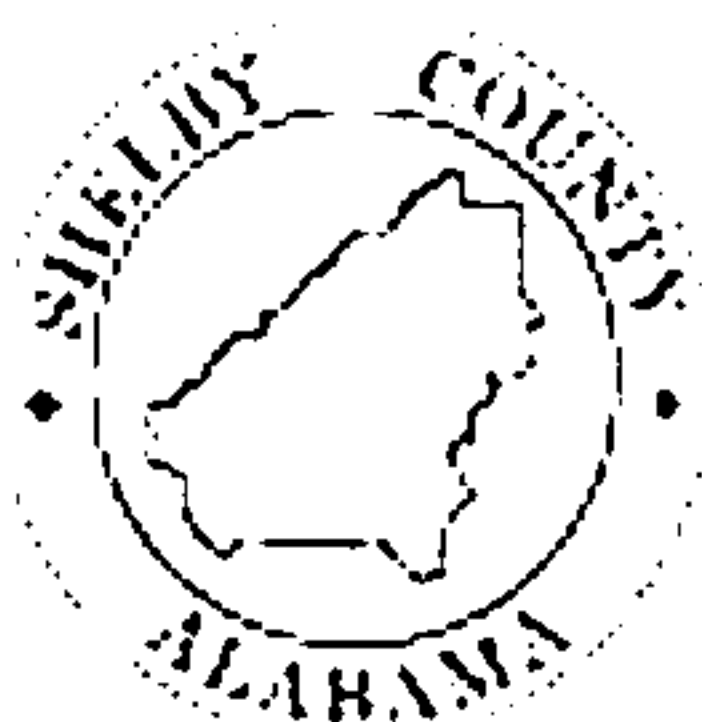
Unattested

Sign Jeff W. Parmer

(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  
 04/17/2020 03:30:45 PM  
 \$166.00 CHARITY  
 20200417000152030

*Alvin S. Bayl*