

THIS INSTRUMENT PREPARED BY:

Alan C. Keith

Law Offices of Jeff W. Parmer, LLC

2204 Lakeshore Drive, Suite 125

Birmingham, AL 35209

SEND TAX NOTICE TO:

Brett Woodward

Rachel Woodward

2603 Buckboard Road

Birmingham, AL 35244

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$249,900.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jayne Helms and Betsy B. Reeves, as Personal Representatives of the Estate of Racheal June Battle, deceased, Probate Case # 2019-000821 and Jayne Helms, a married woman and Betsy B. Reeves, a married woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brett Woodward and Rachel Woodward** (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:

Lot 32, According to the survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the probate Office of Shelby County, Alabama.

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

This property does not constitute the homestead of the grantor's or their spouses.

Racheal June Battle deceased, Probate Case 2019 000821, was one and the same as June R. Battle, one of grantee's in deed recorded at Real 314, page 772, the other grantee, Billy J. Battle, having died on August 14, 2015.

Property Address: **2603 Buckboard Road, Birmingham, AL 35244**

\$237,405.00 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

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 GRANTORS have hereunto set its hand and seal this 29 day of April, 2020.

Estate of Racheal June Battle, deceased, Probate Case # 2019-000821

Jayne Helms
By: Jayne Helms
Its Personal Representative

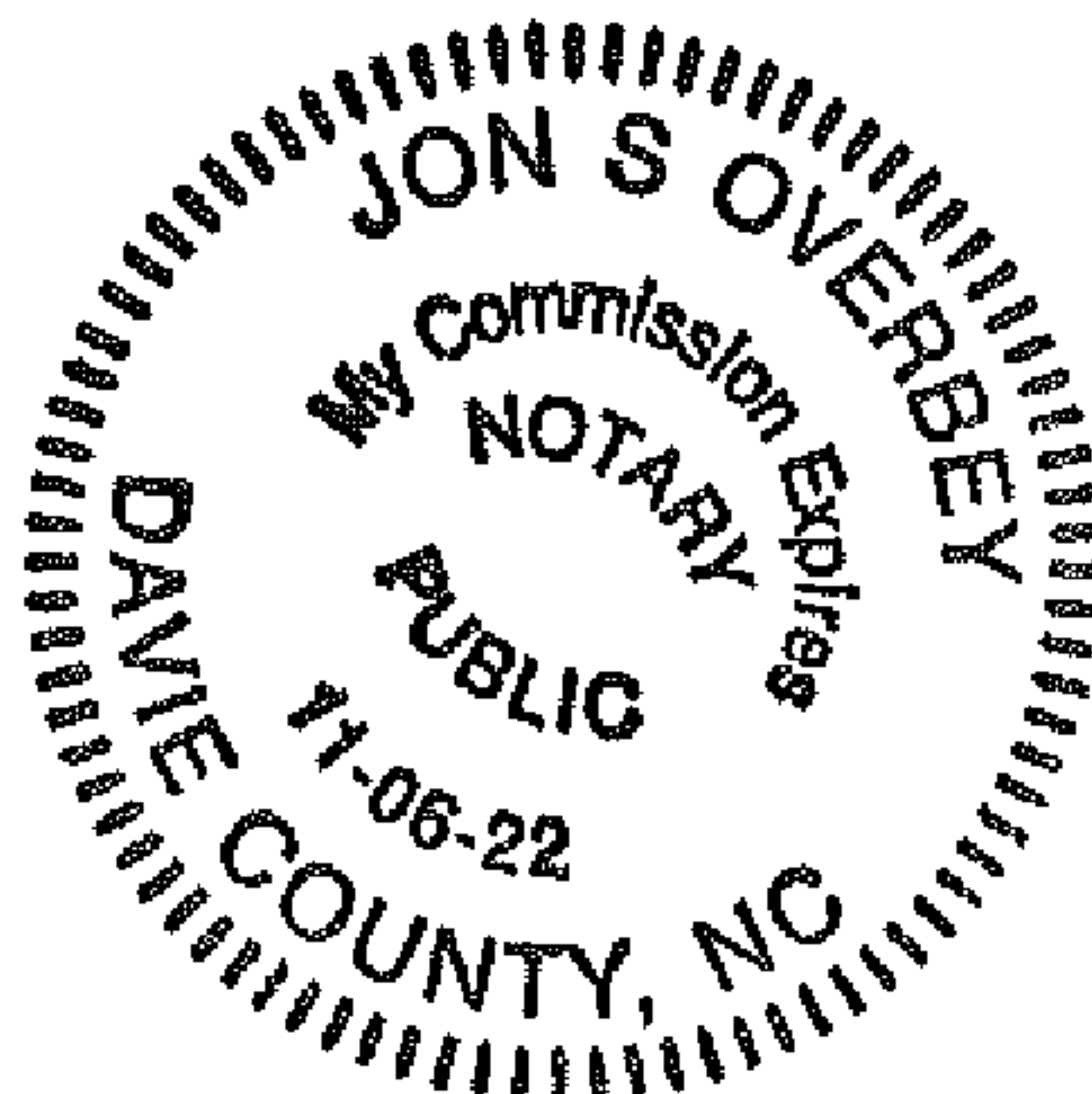
STATE OF North Carolina
COUNTY OF Ramsey

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jayne Helms** whose name as **Personal Representative of Estate of Racheal June Battle, deceased, Probate Case # 2019-000821**, 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 Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of April, 2020.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/6/22



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 GRANTORS have hereunto set its hand and seal this 1 day of May, 2020.

Estate of Racheal June Battle, deceased, Probate Case # 2019-000821

Betsy B. Reeves

By: Betsy B. Reeves

Its Personal Representative

STATE OF Alabama)

COUNTY OF Baldwin)

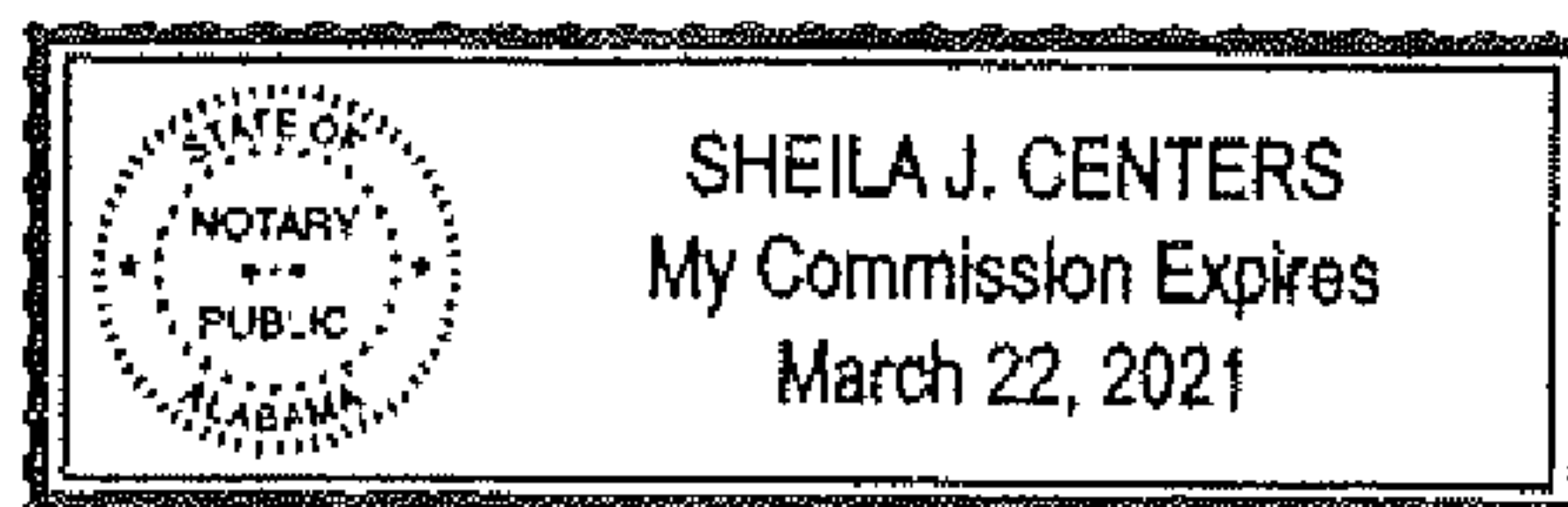
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betsy B. Reeves whose name as Personal Representative of Estate of Racheal June Battle, deceased, Probate Case # 2019-000821, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name as such Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of May, 2020.

Sheila J. Centers

NOTARY PUBLIC

My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Estate of Racheal June Batt
 Mailing Address 7211 Rushing Water Court
Spanish Fort, AL 36527

Grantee's Name Brett Woodward and Rachel Woodward
 Mailing Address 2603 Buckboard Road
Birmingham, AL 35244

Property Address 2603 Buckboard Road
Birmingham, AL 35244

Date of Sale 4-29-2020
 Total Purchase Price \$ 249,900.00

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 4-29-2020

Print Alan Keith

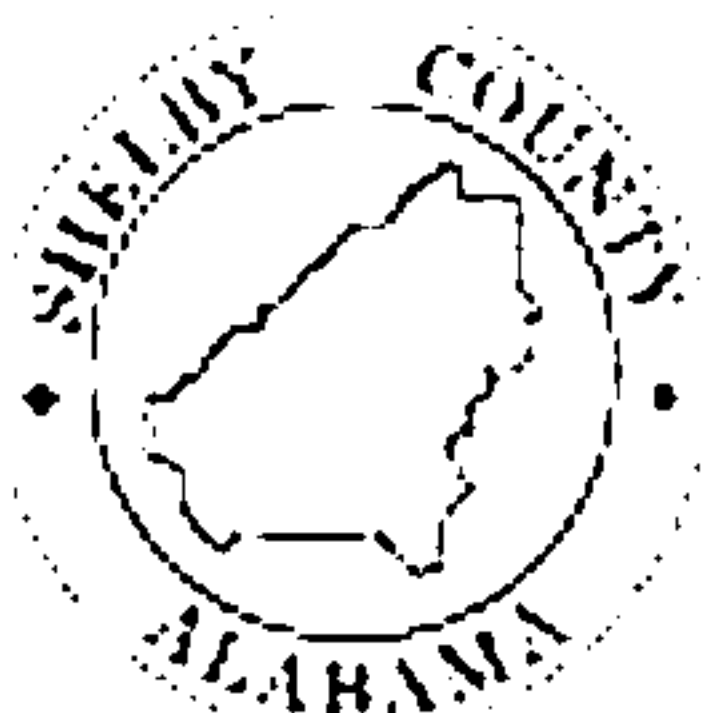
Unattested _____

Sign Alan Keith

(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
 05/05/2020 03:08:08 PM
 \$46.50 CHARITY
 20200505000176260

Alan S. Bond