



20200512000187150 1/4 \$171.00
Shelby Cnty Judge of Probate, AL
05/12/2020 02:23:03 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223		Send Tax Notice To: David Isbell and Alison Isbell 157 Heights Drive Calera, AL 35040
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STATE OF ALABAMA

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Forty Thousand and No/100 Dollars, (\$140,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **BGRS Relocation, Inc., a Colorado corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **David Isbell and Alison Isbell** (hereinafter referred to as GRANTEEES), 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:

Legal Description attached hereto and made a part hereof.

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.

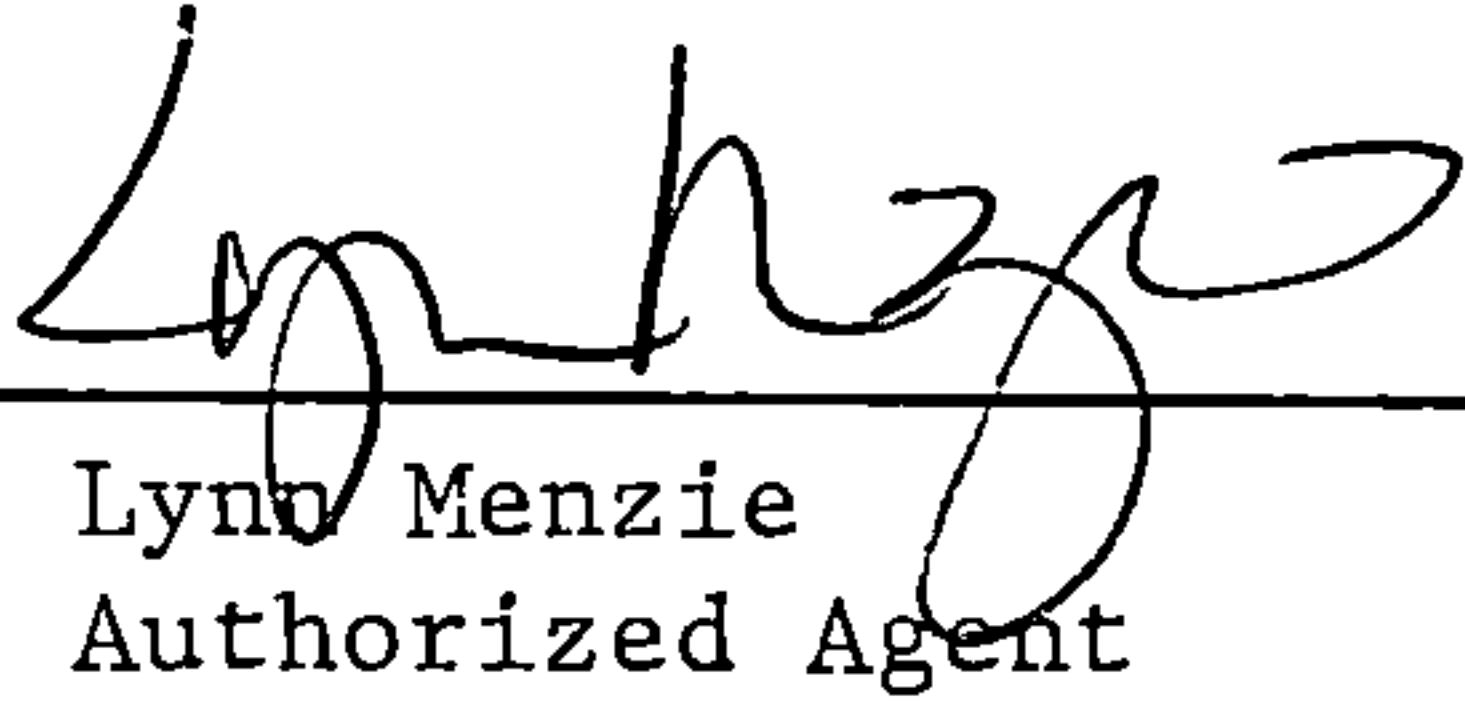
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

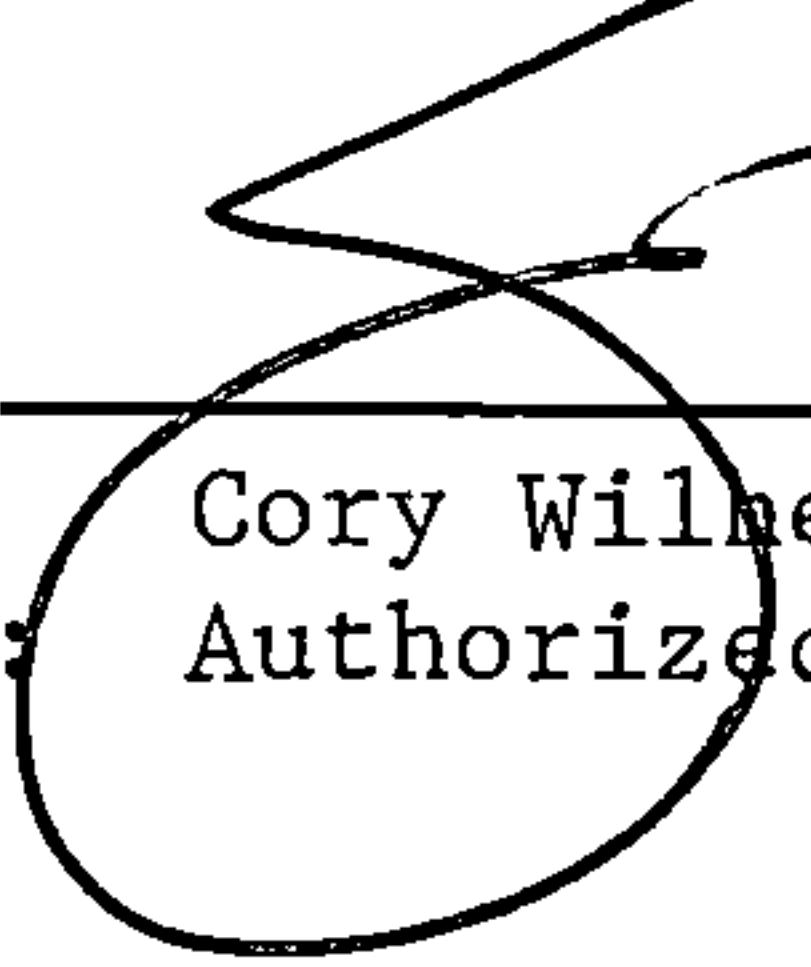
AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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; that GRANTOR has a good right to sell and convey the said real estate; and that GRANTOR will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, BGRS Relocation Inc., a Colorado Corporation, has caused this instrument to be executed by Cory Wilhelm its duly authorized agent and its corporate seal of said corporation to be hereunto affixed and attested by Lynn Menzie, its duly authorized agent this 23rd day of April 2020.

ATTEST:

BGRS Relocation Inc.

BY: 
Lynn Menzie
Its: Authorized Agent

BY: 
Cory Wilhelm
Its: Authorized Agent

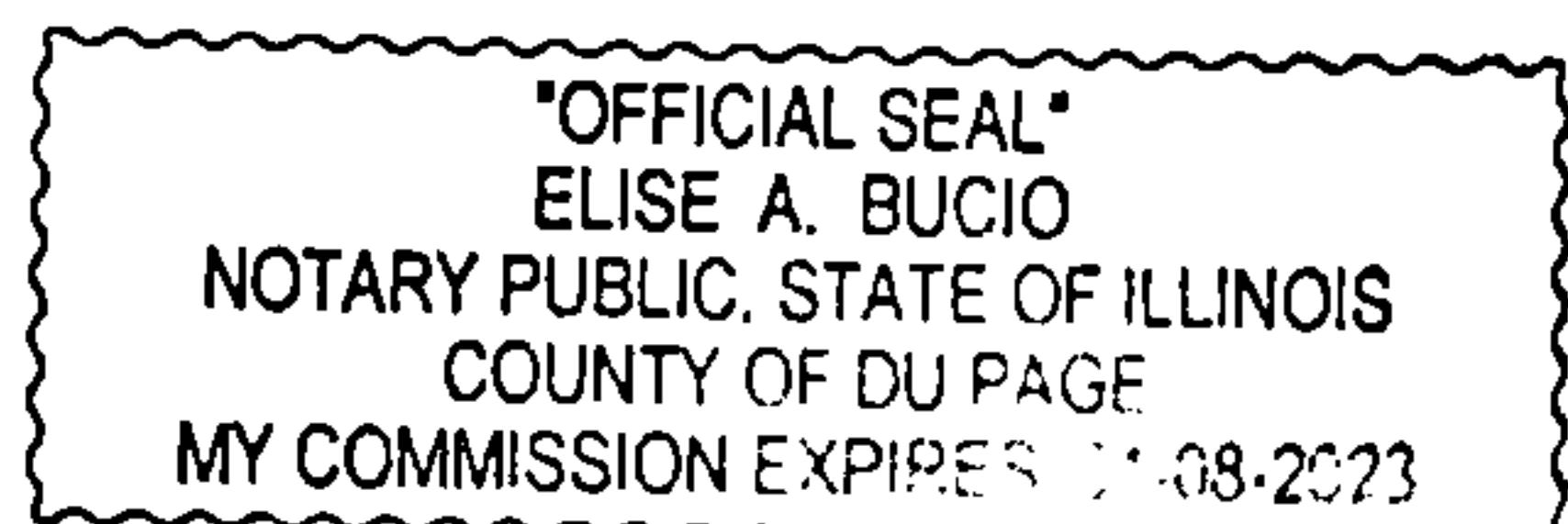
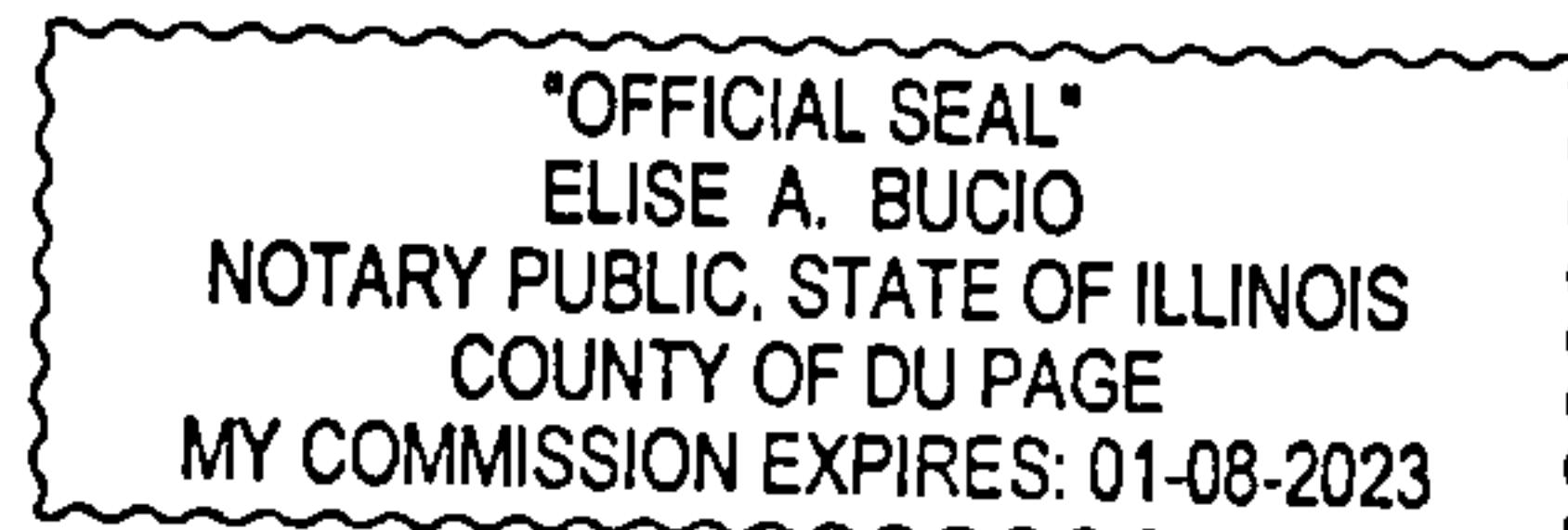
THE STATE OF Alabama,
DuPage COUNTY. }

I, the undersigned, Elise A. Bucio, a Notary Public, in and for said State Illinois, hereby certify that Cory Wilhelm, and Lynn Menzie, Authorized Agents of BGRS Relocation Inc., a Colorado Corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 27 day of April, 2020.



Notary Public



FOR RECORDING ONLY

MR-BG-8443122

This instrument was prepared by:
Joan M. Brady Attorney
449 Taft Avenue
Glen Ellyn, IL 60137

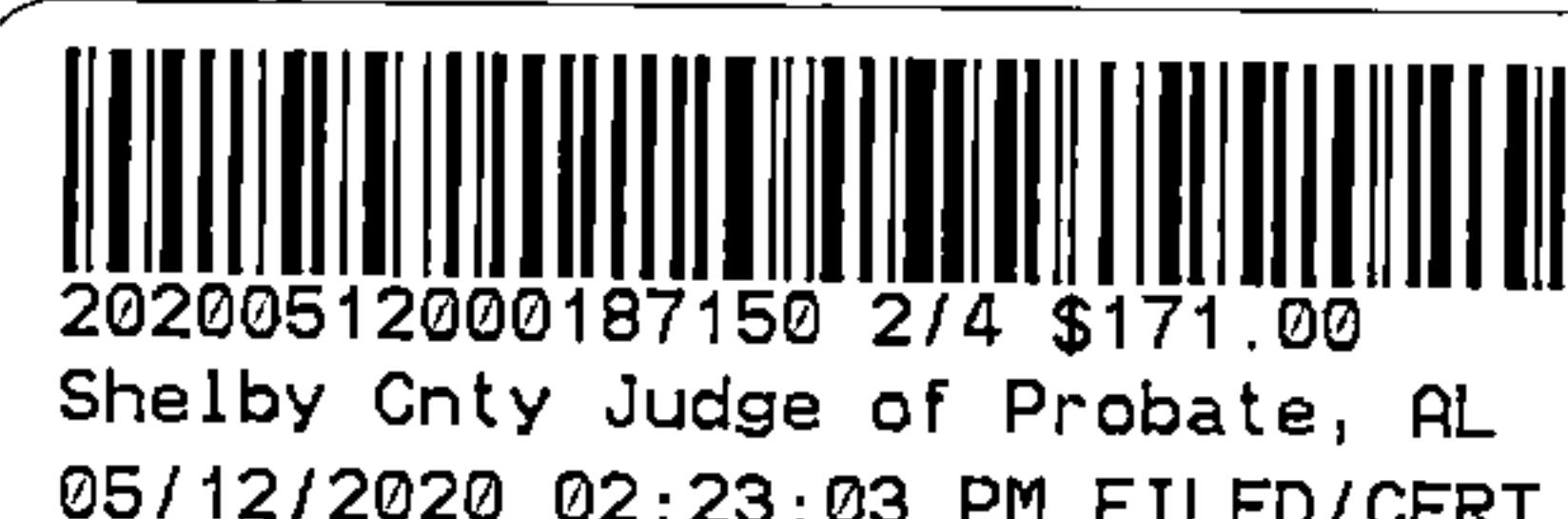


EXHIBIT A
LEGAL DESCRIPTION

Lot 15, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name	BGRS Relocation, Inc.	Grantee's Name	David Isbell and Alison Isbell
Mailing Address	16260 North 71 st Street Scottsdale, AZ 85254	Mailing Address	157 Heights Drive Calera, AL 35040
Property Address	157 Heights Drive Calera, AL 35040	Date of Sale	May 8, 2020
		Total Purchase Price	\$ 140,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

Shelby County, AL 05/12/2020
State of Alabama
Deed Tax:\$140.00

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
- Deed



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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).

BGRS Relocation, Inc.

Date _____

Print Clayton T. Sweeney, Attorney as Agent

Unattested

(verified by)

Sign By:

(Grantor/Grantee/Owner/Agent) circle one