

This instrument was prepared by:  
SOUTH OAK TITLE TRUSSVILLE, LLC  
5582 APPLE PARK DRIVE  
BIRMINGHAM, ALABAMA 35155

Send Tax Notice To:  
KEVIN C. KOUGH  
AMBER KOUGH  
187 CHASE DRIVE  
PELHAM, ALABAMA 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED THIRTY NINE THOUSAND DOLLARS & 00/100 (\$339,000.00) AND ALL GOOD AND VALUABLE CONSIDERATION; the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTORS in hand paid by GRANTEES the receipt whereof is hereby acknowledged, we, DANNY HAYES, and Wife, WENDY HAYES, whose address is 522 Clear Creek Dr. Pelham, AL 35124 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto KEVIN C. KOUGH and AMBER KOUGH, whose address is 187 Chase Drive, Pelham, Alabama 35124, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 187 Chase Drive, Pelham, Alabama 35124, to wit:

SEE ATTACHED EXHIBIT "A"

\$332,859.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2020, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple,

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEES and with GRANTEES' 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 that GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 1<sup>st</sup> day of June 2020.

DANNY HAYES

(SEAL)

WENDY HAYES

(SEAL)

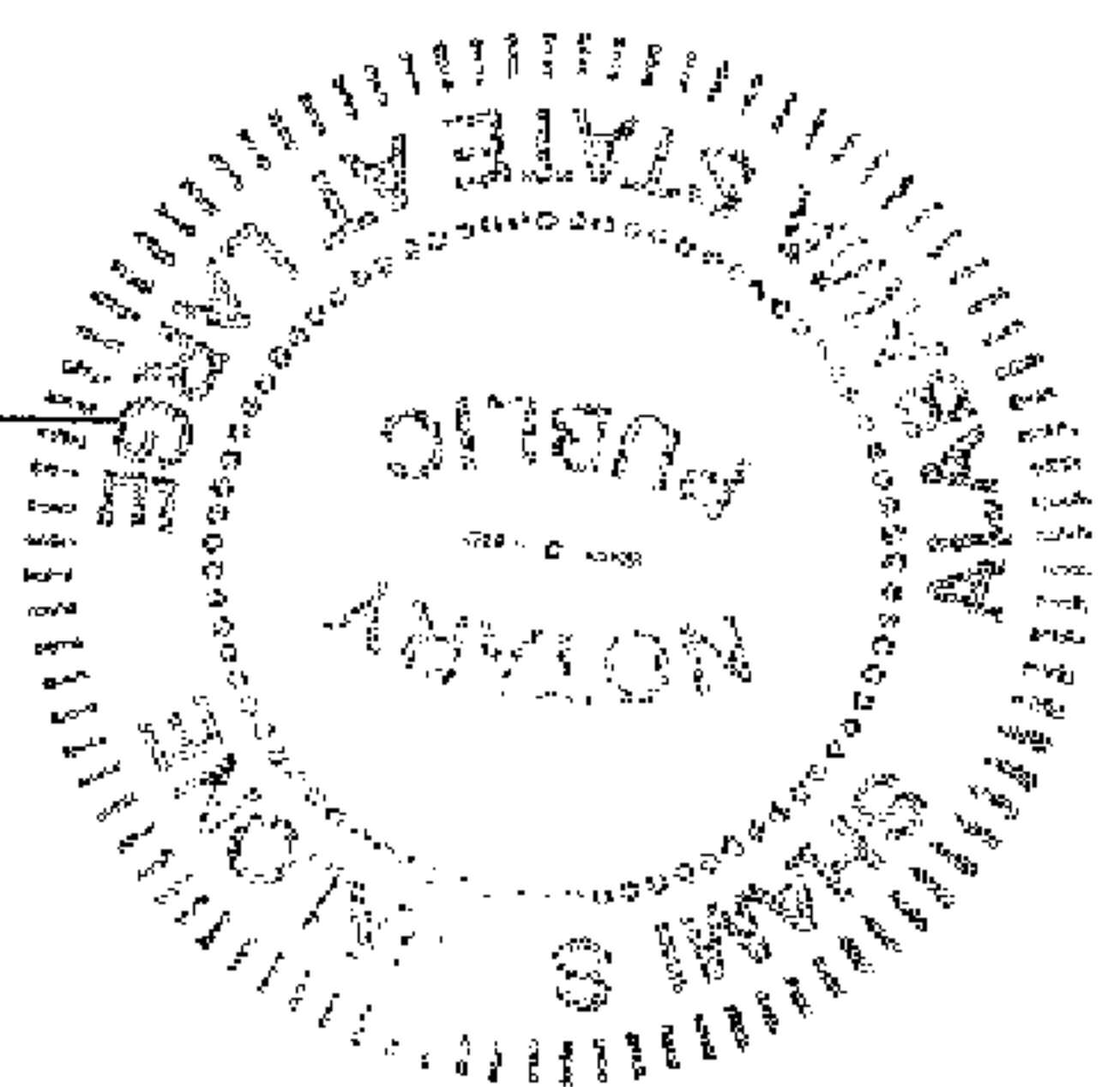
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that DANNY HAYES, and Wife, WENDY HAYES, 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 signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1<sup>st</sup> day of June, 2020.

Notary Public

My Commission Expires: 11/3/2020



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DEEDS 1/2

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel I

A parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the SE corner of Lot 6, Royal Oaks , Eighth Sector, as recorded in Map Book 24, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 78 degrees 43 minutes 53 seconds West a distance of 100.0 feet to the point of beginning; thence continue along the last described course a distance of 100.0 feet; thence North 11 degrees 16 minutes 07 seconds West a distance of 200.0 feet; thence North 78 degrees 43 minutes 53 seconds East along a distance of 100.0 feet; thence South 11 degrees 16 minutes 07 seconds a distance of 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

The beneficial rights to the following easement being more particularly described as parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the NE corner of Lot 9, Royal Oaks, Eighth Sector, as recorded in Map Book 24, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 78 degrees 43 minutes 53 seconds West a distance of 100.0 feet to the point of beginning; thence continue along last described course 75.0 feet; thence North 11 degrees 16 minutes 7 seconds West a distance of 60.0 feet; thence North 78 degrees 43 minutes 53 seconds East a distance of 75.0 feet; thence South 11 degrees 16 minutes 7 seconds East a distance of 60.0 feet to the point of beginning.

Together with the rights of ingress and egress over said parcel.

The easement shall be 60 feet in width, the center of which is described as extending 75 feet westward for the western most point of the center line of Chase Drive, Pelham Alabama, as platted in Map Book 24, Page 113, at the Judge of Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/01/2020 03:27:18 PM  
\$31.50 JESSICA  
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*Allie S. Bayl*