

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:
Cortney Wallace
April Wallace

4189 South Shadess Crest 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 EIGHTY SIX THOUSAND AND 00/100 (\$286,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Estate of Louis E. Kulovitz, deceased, Probate Case No. PR-2017-000221** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cortney Wallace and April Wallace** (hereinafter referred to as GRANNEES), 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:

Part of Southwest 1/4 of Northwest 1/4 of Section 7, Township 20 South, Range 3 West. of Huntsville Principal Meridian Shelby County, Alabama, Being more particularly, described as follows: Begin at the Southeast corner of Southwest 1/4 of the Northwest 1/4 of said Section 7; thence in Westerly direction along the South boundary of said quarter-quarter section 75.97 feet; thence turning an angle of 48 degrees, 25 minutes and 48 seconds to the right in Northwesterly direction 809.73 feet; thence turning and angle of 88 degrees and 46 minutes to the right in Northeasterly direction 15.00 feet for the point of beginning of a tract of land herein described: thence turning an angle of 88 degrees and 46 minutes to the left in Northwesterly direction 414.94 feet to the point of intersection with the arc of a curve turning to the left in Northeasterly direction said point being on the Northeast Right-of-way of county road, land on the arc of a curve turning to the left in Northeasterly direction and having a radius or 5,233.79 feet said are being subtended by a central angle of 2 degrees 17 minutes and 56 seconds and having a chord of 210.00 feet in length said chord forming an angle of 88 degrees and 46 minutes to right from last mentioned course 414.94 feet in length; thence along said arc of said curve 210.01 feet; thence turning an angle of 91 degrees and 14 minutes to the right from last mentioned chord having a length of 210.00 feet, in Southeasterly direction 414.94 feet; thence turning an angle of 88 degrees and 46 minutes to the right in Southwesterly direction 210.00 feet to point of beginning. Situated in Shelby County, Alabama.

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

Margaret E. Kulovitz, the other grantee in deed recorded in Deed Book 258, page 243, died on or about October 27, 2012.

Property Address: **4189 South Shadess Crest Road, Birmingham, AL 35244**

\$271,700.00 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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES 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 GRANTORS have hereunto set its hand and seal this 15th day of September, 2020.

**Estate of Louis E. Kulovitz, deceased,
Probate Case No. PR-2017-000221**

By: Patrick V. Kulowitz
Its Personal Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Patrick V. Kulovitz** whose name as **Personal Representative of Estate of Louis E. Kulovitz, deceased**, **Probate Case No. PR-2017-000221**, 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.

NOTARY PUBLIC

My Commission Expires: 03/03/2024



