

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 Shades 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 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:

**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 an 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 arc 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 Shades Crest Road, Birmingham, AL 35244**

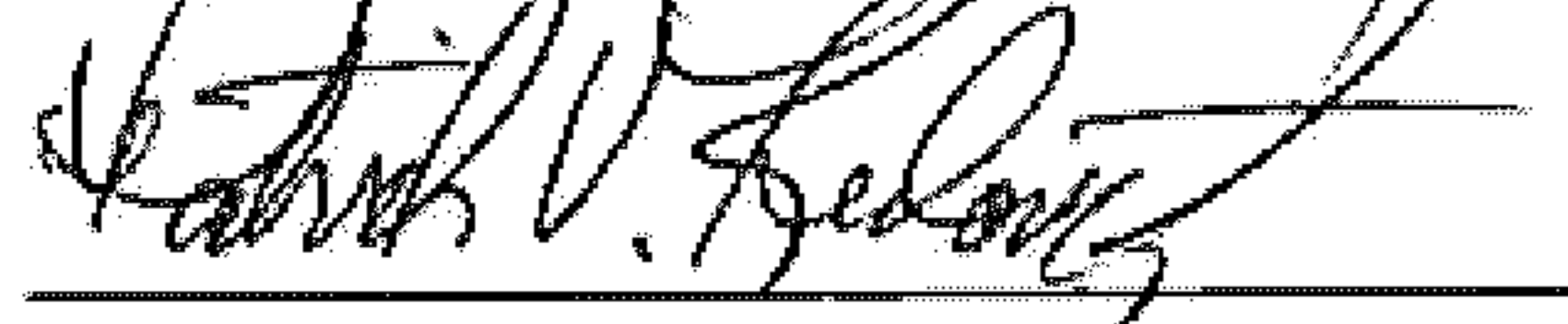
**\$271,700.00** of the above-recited purchase price was paid from a mortgage loan  
Closed simultaneously herein.

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 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 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**

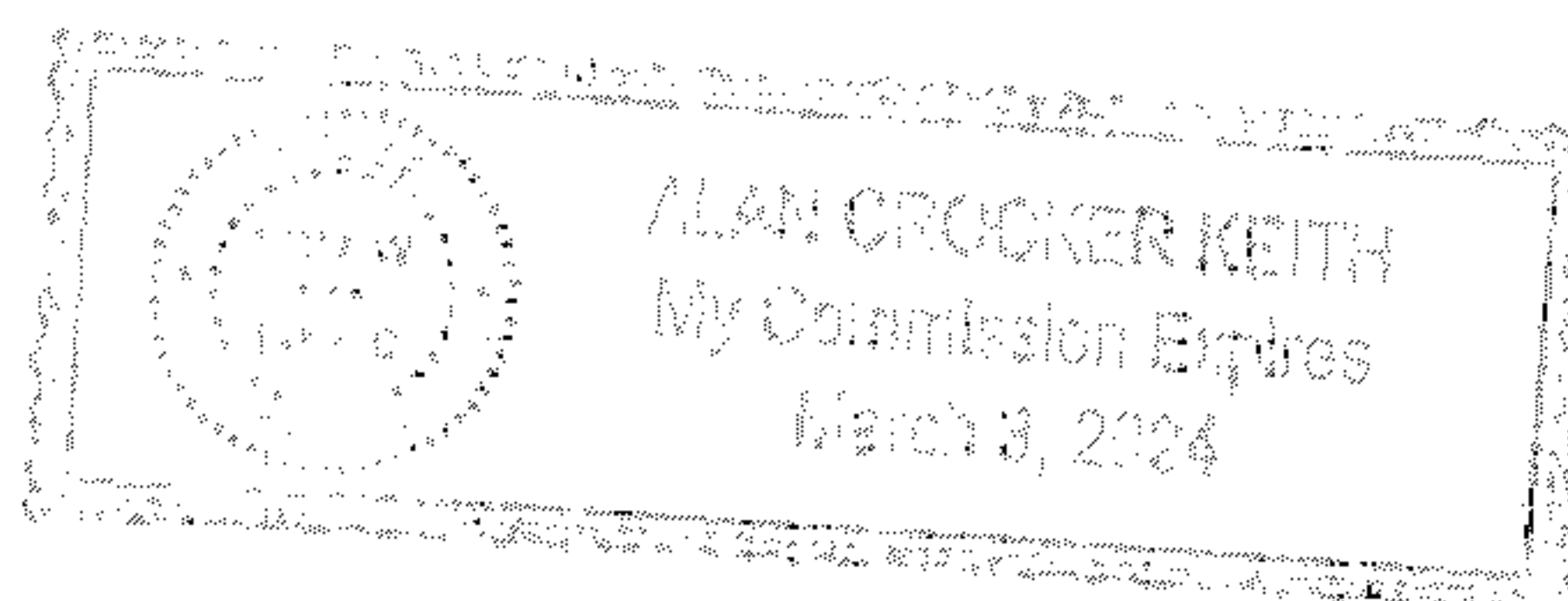
  
By: **Patrick V. Kulovitz**  
Its Personal Representative

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. IN WITNESS WHEREOF, I have hereunto set my hand and seal this **15th day of September, 2020.**

  
NOTARY PUBLIC

My Commission Expires: **03/03/2024**



**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 Louis D. Kulovitz  
 Mailing Address deceased, Probate Case No. PR-2017-000221  
2165 Red Mountain Terrace  
Birmingham, AL 35205

Grantee's Name Cortney Wallace & April Wallace  
 Mailing Address 4189 South Shades Crest Road  
Birmingham, AL 35244

Property Address 4189 South Shades Crest Road  
Birmingham, AL 35244

Date of Sale 09/15/2020  
 Total Purchase Price \$286000.00

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 9/16/20

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/18/2020 09:17:23 AM  
 \$42.50 JESSICA  
 20200918000418660

*Alvin S. Bayl*