

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Sharrie Robinson Stratas and
James Nicholas Stratas
2924 Summerwood Circle
Birmingham, AL 35242

STATE OF ALABAMA)

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Seventy Thousand and 00/100 (\$370,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sharon K. Chandley and husband, Milton Leonidas Smith**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Sharrie Robinson Stratas and James Nicholas Stratas**, (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 the County of **Shelby**, State of Alabama, to-wit:

Lot 12, according to the Amended Map of Summerwood Subdivision, as recorded in Map Book 20, Page 68, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

Sharon K. Chandley is the surviving grantee of the Warranty Deed recorded in Instrument 20130905000360640, as Stephen G. Chandley died on August 2, 2017.

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, 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors 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 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 GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns forever against the lawful claims of all persons.

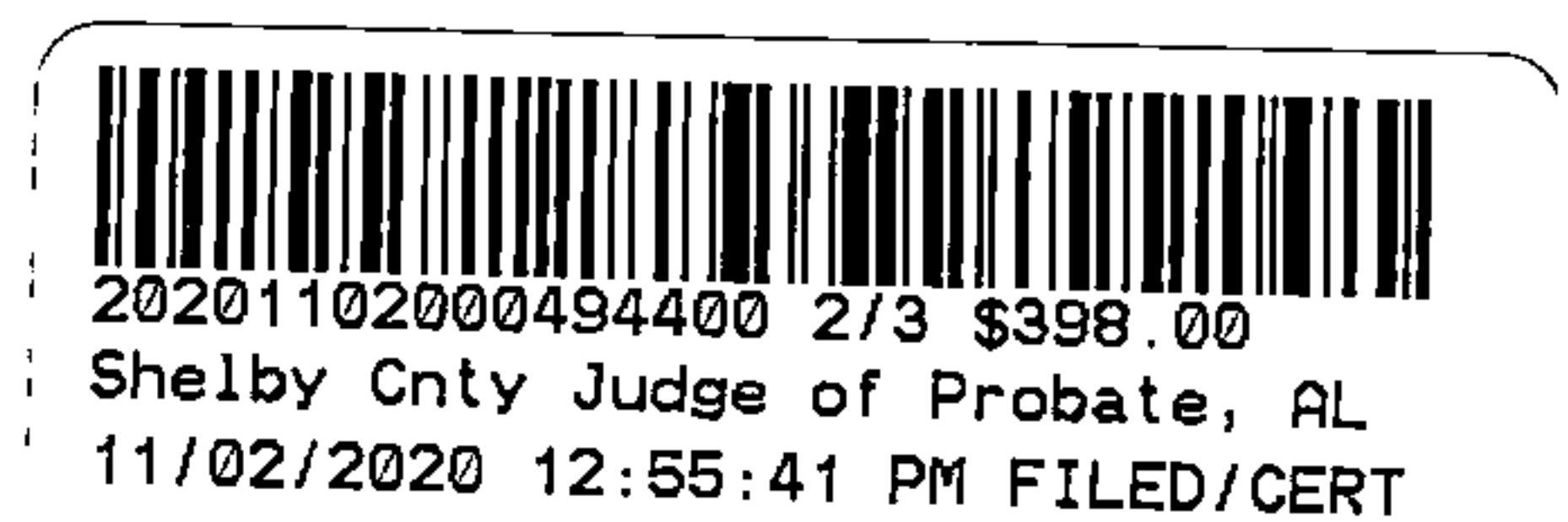
CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 27th day of October, 2020.


Sharon K. Chandley



Milton Leonidas Smith

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sharon K. Chandley and husband, Milton Leonidas Smith, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of October, 2020.


NOTARY PUBLIC
My Commission Expires: 6-2-2023



Real Estate Sales Validation Form

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

Grantor's Name Sharon K. Chandley and
Milton Leonidas Smith

Grantee's Name Sharrie Robinson Stratas and
James Nicholas Stratas

Mailing Address 1902 River Way Drive
Hoover, AL 35244

Mailing Address 4343 Town Commons Circle
Atlanta, GA 30319

Property Address 2924 Summerwood Circle
Birmingham, AL 35242

Date of Sale October 27, 2020

Total Purchase Price \$ 370,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 11/02/2020
State of Alabama
Deed Tax: \$370.00

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/ Assessor's Appraised Value
☐ 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 _____

Print Clayton T. Sweeney, Attorney At Law

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20201102000494400 3/3 \$398.00
Shelby Cnty Judge of Probate, AL
11/02/2020 12:55:41 PM FILED/CERT