

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Seymour West**  
**Mary Jo West**  
**3036 Garland Road**  
**Birmingham, AL 35242**

**20201105000502270**  
**11/05/2020 09:51:28 AM**  
**DEEDS 1/4**

STATE OF ALABAMA            )

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON        )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Keri L. Robinson, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Seymour West and Mary Jo West** (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:

**See Attached Exhibit "A"**

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

Property Address: **3036 Garland Road, Birmingham, AL 35242**

**\$261,250.00** 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 heirs, 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 heirs, 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.



## **Exhibit A**

### **Legal Description**

**Commence at the Northeast corner of the West one half of the Southwest quarter of the Southwest quarter of Section 14, Township 19 South, Range 2 West; Run thence in a Southerly direction along the East line of said West half of Southwest quarter of Southwest quarter for a distance of 49.96 feet; thence turn an angle to the right of 90 degrees and in a Westerly direction for a distance of 15 feet to the Southeast corner of Lot 10A, Resurvey of 6.8. Gross Estate as recorded in Map Book 5, Page 28, in the Office of the Judge of Probate, Shelby County, Alabama, said point being the Point of Beginning; from the Point of Beginning thus obtained, thence continue along last described course and along the South line of said Lot 10A for a distance of 208.71 feet; thence turn an angle to the left of 90 degrees and in a Southerly direction along the Easterly line of Lot 12, 6.8. Cross Estate for a distance of 208.71 feet; thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 208.71 feet to the Point of Beginning. Situated in Shelby County, Alabama.**

Real Estate Sales Validation Form

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

Grantor's Name Keri L. Robinson
Mailing Address 3306 Dunbrook Drive
Birmingham, AL 35243

Grantee's Name Seymour West & Mary Jo West
Mailing Address 3036 Garland Road
Birmingham, AL 35242

Property Address 3036 Garland Road
Birmingham, AL 35242

Date of Sale 10/30/2020
Total Purchase Price \$275000.00
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 11/2/20

Print Jeff W. Parmer

Unattested

Sign

Handwritten signature of Jeff W. Parmer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 09:51:28 AM
\$45.00 CHARITY
20201105000502270

Alvin S. Boyd

Form RT-1