

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2020-992

Send Tax Notice To:
PETER MARK ADKINS and JUDITH
ELIZABETH ADKINS
39 Lake View Circle
Vandiver, AL 35176

20201201000548470
12/01/2020 03:32:45 PM
DEEDS 1/3

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **ESTATE OF CHARLES RICHARD SAUNDERS, SR. (SHELBY COUNTY PROBATE CASE NO.PR2020-000711)**, by **CHARLES RICHARD SAUNDERS, JR, Personal Representative** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **PETER MARK ADKINS and JUDITH ELIZABETH ADKINS** (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 1, according to the Amended Map of Robyn's View, as recorded in Map Book 33, Page 77, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$194,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, 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, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' 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 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; and that GRANTOR will, and GRANTOR'S 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 GRANTOR , CHARLES RICHARD SAUNDERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES RICHARD SAUNDERS, SR., has hereunto set his hand and seal, this the 30th day of November, 2020.

**ESTATE OF CHARLES RICHARD SAUNDERS, SR.
(SHELBY COUNTY PROBATE CASE NO.PR2020-000711)**

Charles R. Saunders, Jr.

BY: CHARLES RICHARD SAUNDERS, JR., PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **CHARLES RICHARD SAUNDERS, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES RICHARD SAUNDERS, SR.,(SHELBY COUNTY PROBATE CASE NO.PR2020-000711)** is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of November, 2020.



Jennifer L. Banik

NOTARY PUBLIC
My Commission Expires: _____

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 Charles
Mailing Address Richard Saunders, Sr
39 Lake View Circle
Vandiver, AL 35176

Grantee's Name Peter Mark Adkins
Mailing Address Judith Elizabeth Adkins
39 Lake View Circle
Vandiver, AL 35176

Property Address 39 Lake View Circle
Vandiver, AL
35176

Date of Sale 11-30-20
Total Purchase Price \$205,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2020 03:32:45 PM
S38.50 CHERRY
20201201000548470

Ann S. Byrd

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 11-30-20

Print Michelle Pouncey

Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor/Grantee/Owner/Agent) circle one