

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:
John R. Hill
Robin A. Hill
1170 Mountainwood Lane Southeast
Birmingham, AL 35244

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lauren A. Jefferson, and spouse, Robby Preston** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **John R. Hill and Robin A. Hill** (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:

Part of the Southwest 1/4 of the 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 the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence in a Westerly direction along the South boundary of said quarter-quarter section 75.97 feet; thence turning an angle of 48 degrees 25 minutes 48 seconds to the right in a Northwesterly direction 602.28 feet; thence an angle of 88 degrees and 46 minutes to the right in a Northeasterly direction 15.00 feet for the point of beginning of a tract of land herein described; thence continuing in a straight line Northeasterly direction 210.00 feet; thence turning an angle of 91 degrees 14 minutes to the right in Southeasterly direction 207.47 feet; thence turning an angle of 88 degrees and 46 minutes to the right in a Southeasterly direction 210.00 feet; thence turn right an angle of 91 degrees 14 minutes and run Northwesterly 207.47 feet to the point of beginning. Being situated in Shelby County, Alabama.

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

Lauren A. Preston is one and the same as Lauren A. Jefferson, one of the grantee's in deed recorded in Inst. # 20150416000122180

Property Address: 1170 Mountainwood Lane Southeast Birmingham, AL, 35244

\$272,000.00 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 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 GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **February 11, 2021**.


Lauren A. Jefferson


Robby Preston

STATE OF ALABAMA)

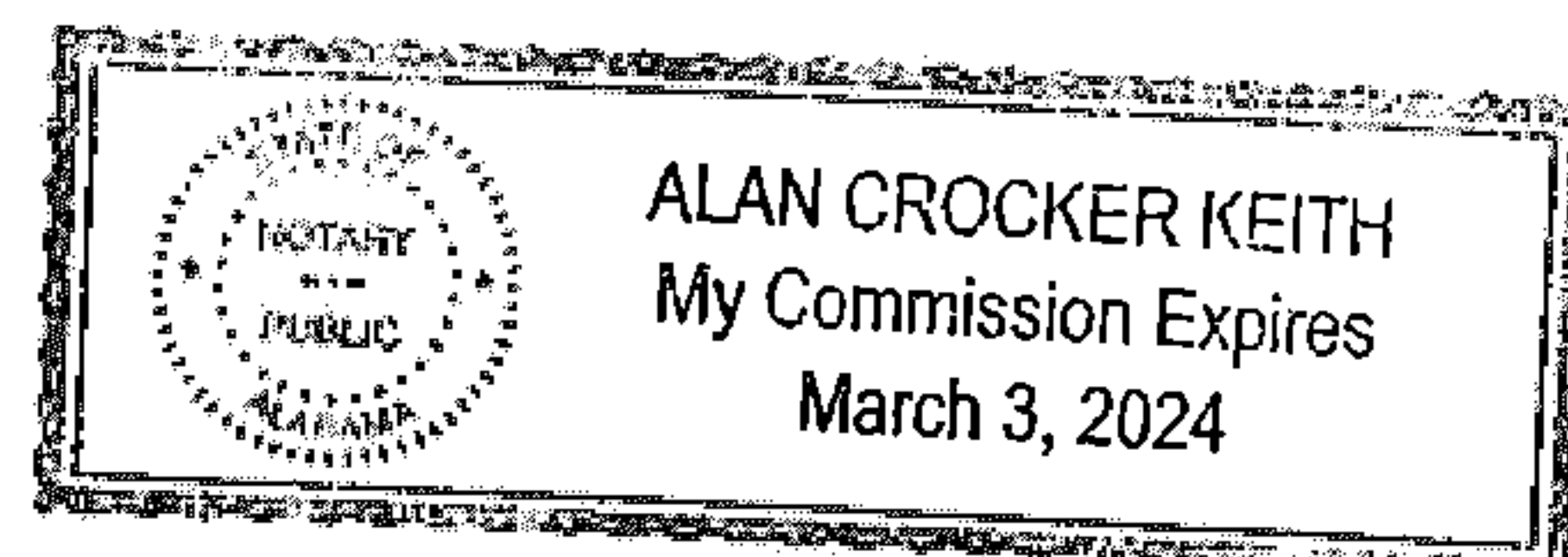
:

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lauren A. Jefferson and Robby Preston**, 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 signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **February 11, 2021**.


 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 Lauren A. Jefferson & Robby Preston
 Mailing Address 2020 Trammell Chase Drive
Birmingham, AL 35244

Grantee's Name John R. Hill & Robin A. Hill
 Mailing Address 1170 Mountainwood Lane Southeast
Birmingham, AL 35244

Property Address 1170 Mountainwood Lane SE
Birmingham, AL 35244

Date of Sale 02/11/2021
 Total Purchase Price \$340000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 2/15/21

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
 02/18/2021 08:47:29 AM
 \$96.00 CATHY
 20210218000080940

Allen S. Beryl