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: Eugene Michael Garcia Tamara Lynn Garcia 709 Forest Lakes Drive Sterrett, AL 35147

STATE OF ALABAMA )

JOINT SURVIVORSHIP DEED

20210302000105200 03/02/2021 03:39:52 PM DEEDS 1/3

**COUNTY OF JEFFERSON** 

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Sidney White, a married 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, Eugene Michael Garcia and Tamara Lynn Garcia (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, towit:

Lot 520, according to the Final Plat of Forest Lakes Sector 5, as recorded in Map Book 34, Page 122A, 122B and 122C, in the Probate Office of Shelby County, Alabama.

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

Subject property is one and the same as property conveyed in Deeds recorded in Instrument 2005012500040540 and Instrument 2012013000035320.

The property conveyed does not constitute the homestead of the grantor's spouse.

Property Address: 709 Forest Lakes Drive, Sterrett, AL 35147

\$202,500.00 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

## 20210302000105200 03/02/2021 03:39:52 PM DEEDS 2/3

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this 25 day of February, 2021.

> Sidney White

STATE OF ALABAMA

COUNTY OF JEFFERSON)

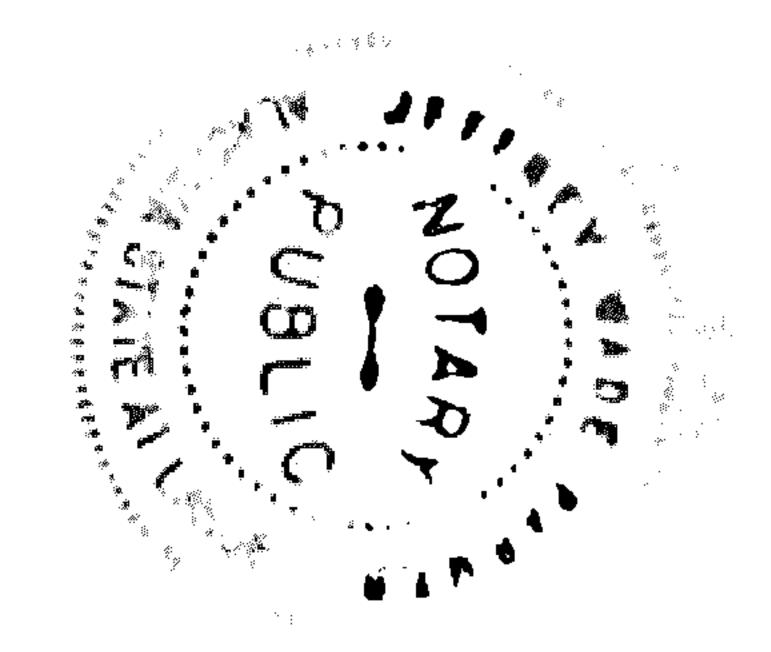
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sidney White is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of February, 2021.

Jeff W. Parmer

**NOTARY PUBLIC** 

My Commission Expires: 09/13/2024



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## Real Estate Sales Validation Form

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

Grantor's Name	Sidney White	m accordance with code of Alabama 13 Grantee's Name	Eugene Michael Garcia
Mailing Address	525 Stable Street		Tamara Lynn Garcia
maining / taai ooo	Mt. Juliet, TN 37122		709 Forest Lakes Drive
	4		Sterrett, AL 35147
Property Address	709 Forest Lakes Drive	Date of Sale	02/25/2021
	Sterrett, AL 35147	Total Purchase Price	\$225000.00
		Or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$
The purchase price	or actual value claim	ed on this form can be verified in th	e following documentary
evidence: (check one) (Recordation of documentary evidence is not required)			
Bill of Sale		Appraisal	
Sales Contrac		Other	
Closing Stater	nent		
•	document presented for this form is not require	or recordation contains all of the reced.	quired information referenced
Instructions			
	d mailing address - pro ir current mailing addr	ovide the name of the person or peress.	rsons conveying interest
Grantee's name and to property is being	<del>-</del>	rovide the name of the person or pe	ersons to whom interest
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.			
excluding current urresponsibility of val	se valuation, of the pr	to be determined, the current estimated by the local of t	fficial charged with the
accurate. I further u	understand that any fa	belief that the information containeralse statements claimed on this formation 1975 § 40-22-1 (h).	
Date 2/26/21	<del></del>	Print Jeff W. Parmer	
Unattested		Sign	W. 1246
	(verified by)		e/Owner/Agent) circle one Form RT-1
eForms	Offic	d and Recorded icial Public Records ge of Probate, Shelby County Alabama, County	

Official Public Records
Judge of Probate, Shelby
Clerk
Shelby County, AL
03/02/2021 03:39:52 PM
\$50.50 CHERRY
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