

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. 2021-296

Send Tax Notice To:  
BILLY R. BREWER and VIRGINIA N.  
BREWER  
1207 Gables Drive  
Birmingham, AL 35244

**JOINT SURVIVORSHIP DEED**

20210312000125490

03/12/2021 02:52:43 PM

DEEDS 1/3

STATE OF ALABAMA     )  
SHELBY COUNTY     )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration ONE HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED FIFTY AND 00/100 (\$125,550.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **DBLT PROPERTY MANAGEMENT, LLC**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **BILLY R. BREWER and VIRGINIA N. BREWER**, (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:

Unit 1207, Building 12, in The Gables, a Condominium, as established by that certain Declaration of Condominium of The Gables, a Condominium as recorded in Real Volume 10, page 177, Amendment to the Declaration as recorded in Real 50, page 327 Amendment to the Declaration as recorded in Real 50, page 340 and refiled in Real 50, page 942, Third Amendment to Declaration as recorded in Real 59, page 19, Fourth Amendment to Declaration as recorded in Real 30, page 407; Fifth Amendment to Declaration as recorded in Real 96, page 855; Sixth Amendment to Declaration as recorded in Real 97, page 937; Seventh Amendment to Declaration as recorded in Real 165, page 578; Eighth Amendment to Declaration as recorded in Real 189, page 222; Ninth Amendment to Declaration as recorded in Real 238, page 241; Tenth Amendment to Declaration as recorded in Real 269, page 270; Eleventh Amendment to Declaration as recorded in Real 284, page 181 in the Probate Office of Shelby County, Alabama, and any future amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto and floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and The Gables Phase 2 recorded in Map Book 9, page 135, The Gables Phase 3 recorded in Map Book 10, page 49, The Gables Phase 4 recorded in Map Book 12, page 50, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of The Gables Condominium Association Inc are attached as Exhibit "D" and Amendment to the By Laws as recorded in Real 27, page 733, Amendment to the By Laws as recorded in Real 50, page 325; Amendment to the By Laws as recorded in Real 222, page 691; Amendment to the By Laws as recorded in Instrument 20051101000566510; Amendment to the By Laws as recorded in Instrument 20060413000171390 and and to which said Declaration of Condominium the Articles of Incorporation of The Gables Condominium Association Inc are attached as Exhibit "E" and recorded in Real 26, page 922, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium.

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

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 successors and/or assigns, 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, DBLT PROPERTY MANAGEMENT, LLC, by it's MEMBER, DARA L. TRIBBLE has hereunto set her hand and seal, this the 12th day of March, 2021.

**DBLT PROPERTY MANAGEMENT, LLC, a Limited Liability Company**

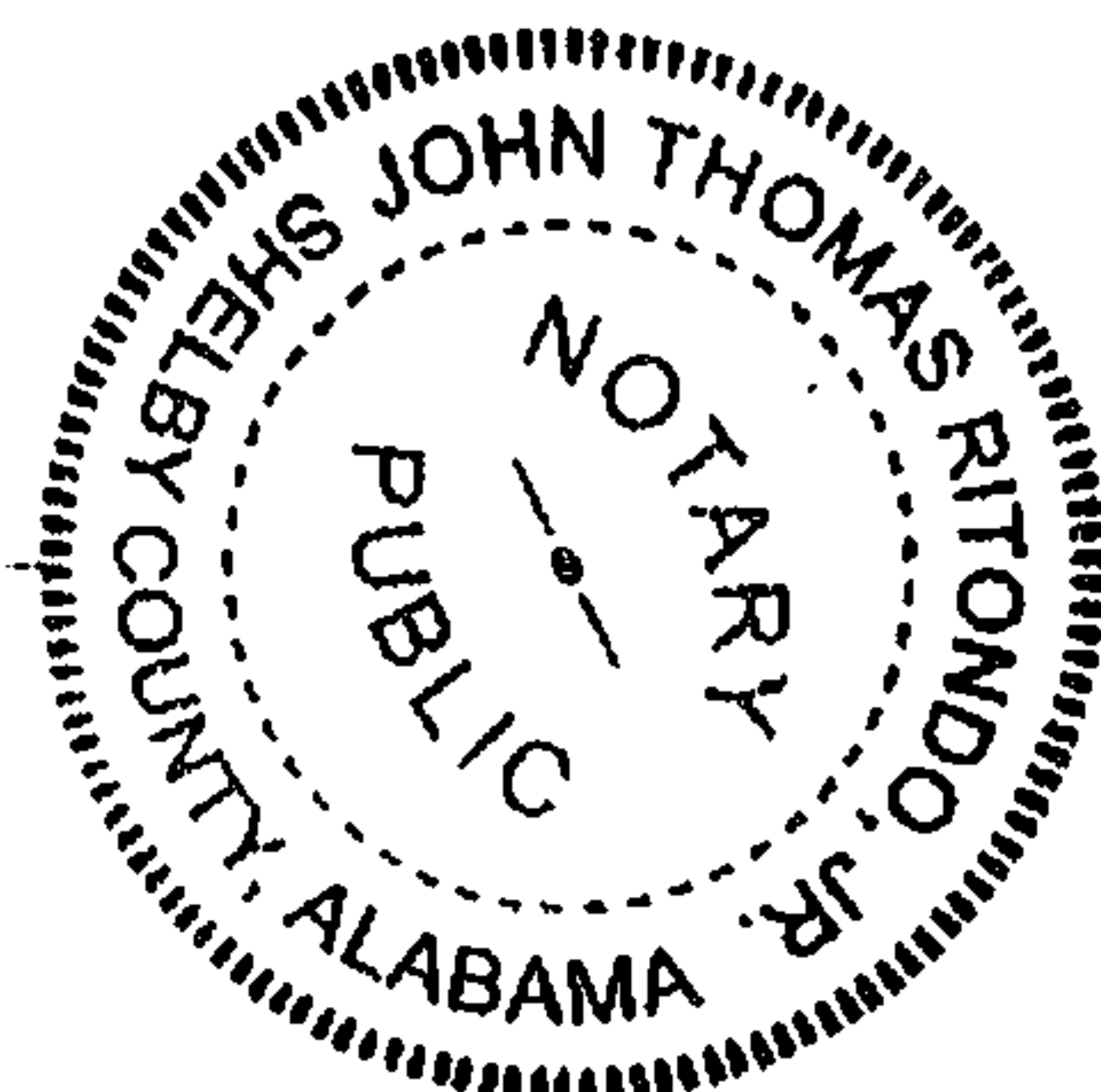
*Dara L. Tribble, Member*

**DARA L. TRIBBLE MEMBER**

**STATE OF ALABAMA )  
COUNTY OF JEFFERSON )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Dara L. Tribble, whose name as Member of DBLT PROPERTY MANAGEMENT, LLE, is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, She as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHERE OF, I have hereunto set my hand and seal this the 12th day of March, 2021.



*John T. Ritondo, Jr.*  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

John Thomas Ritondo, Jr.  
Notary Public, Alabama State At Large  
My Commission Expires August 29, 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 DBLT Property Management, LLC  
 Mailing Address 1207 Gables Dr  
Birmingham, AL 35244

Grantee's Name Billy R. Brewer  
 Mailing Address Virginia W. Brewer

Property Address 1207 Gables Dr  
Birmingham, AL  
35244

Date of Sale 3-12-21  
 Total Purchase Price \$ 125,550.00

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.

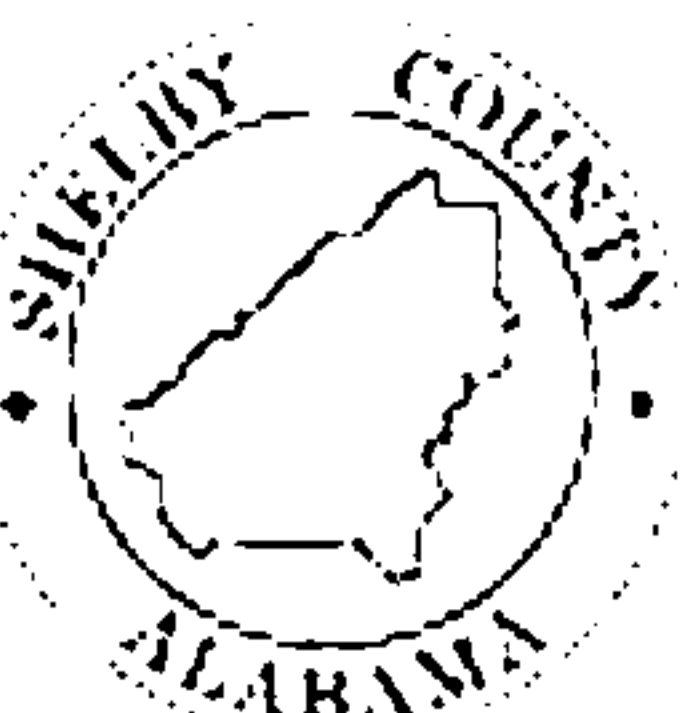
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 3-12-21

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

Form RT-1



Filed and Recorded  
 Official Public Record  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 03/12/2021 02:52:43 PM  
 \$154.00 KIMBERLY  
 20210312000125490

Allen S. Bayl