

205-755-2000  
2700 Highway 280 Ste 380E  
Birmingham, AL 35223

This instrument was prepared by:  
Heath Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2021-101

20210323000145710  
03/23/2021 12:07:44 PM  
DEEDS 1/3

Send Tax Notice To:  
CHRISTINA MARIE SCARPELLI and MARK  
WILLIAM YOUNGER  
247 Ivy Hills Circle  
Calera, AL 35040

Value: \$73,500.00

### JOINT SURVIVORSHIP DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **CHRISTINA MARIE SCARPELLI and MARK WILLIAM YOUNGER, Wife and Husband** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **CHRISTINA MARIE SCARPELLI and MARK WILLIAM YOUNGER**, (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 186, according to the plat of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22 - 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' 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 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals, this the 23<sup>rd</sup> day of March, 2021.

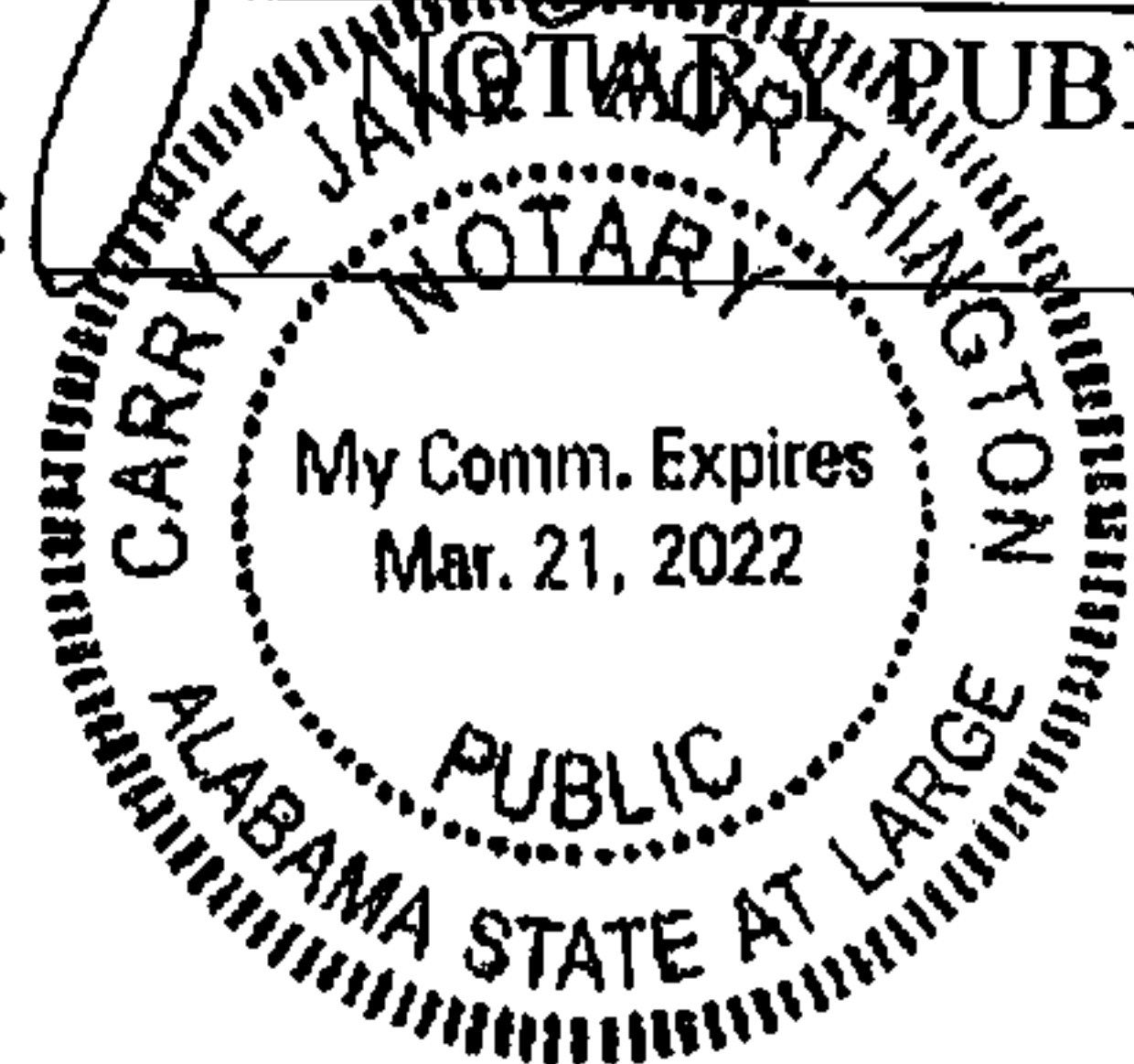
Christina Marie Scarcelli  
CHRISTINA MARIE SCARPELLI

Mark William Youger  
MARK WILLIAM YOUNGER

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHRISTINA MARIE SCARPELLI and MARK WILLIAM YOUNGER**, 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2021.

Carrie Jane Worthington  
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 CHRISTINA MARIE SCARPELLI and  
Mailing Address MARK WILLIAM YOUNGER

Grantee's Name CHRISTINA MARIE SCARPELLI and  
Mailing Address MARK WILLIAM YOUNGER

Property Address 247 Ivy Hills Circle  
Calera, AL 35040

Date of Sale March 23, 2021  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$ 13,500.00

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

\_\_\_\_\_ Appraisal  
X 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 3-23-21

Print Michelle Poncey

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

Unattested

(verified by)

Allen S. Bayl



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/23/2021 12:07:44 PM  
\$101.50 CHERRY  
20210323000145710

Form RT-1