205-733-2600 2700 Highway 280 Ste 380E Birmingham, AL 35223 This instrument was prepared by:

This instrument was prepared by: Heath S. Holden, Attorney at Law, LLC PO Box 43281 Birmingham, AL 35243 File No. 2021-340

Send Tax Notice To: SEAN MCGAHAN and JEANINE MCGAHAN 701 Talon Cove Birmingham, AL 35242

## JOINT SURVIVORSHIP DEED

20210331000160140 03/31/2021 03:07:54 PM DEEDS 1/3

STATE OF ALABAMA
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration THREE HUNDRED TWENTY THREE THOUSAND AND 00/100 (\$323,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, KATHY C. RODGERS and JOE B. RODGERS, 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, SEAN MCGAHAN and JEANINE MCGAHAN, (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 36, according to the Map and Survey of Amended and corrected map of Eagle Trace - Phase 1, as recorded in Map Book 29, Page 142, 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.

## 20210331000160140 03/31/2021 03:07:54 PM DEEDS 2/3

KATHY A BODGERS  MAD THROUGH HIS ATTORNEY- IN-FACT, KATHY C. RODGERS  STATE OF ALABAMA COUNTY OF JEFFERSON  I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHY C. RODGERS, whose name 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 conveyance, she has executed the same voluntarily on the day the same bears date.  My Commission Expires August 29, 2023  STATE OF ALABAMA COUNTY OF JEFFERSON  I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that KATHY C. RODGERS, whose name as Attorney in Fact for JOE B. RODGERS, 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, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.  Given under any many many many public my commussion expires:  John Thomas Ritondo, Jr.  Notary Public My commussion expires:  John Thomas Ritondo, Jr.  Notary Public My commussion expires:  John Thomas Ritondo, Jr.  Notary Public Alabama State At Large	IN WITNESS WHEREOF, said GRANTORS'	have hereunto set their hands and seals, this the
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John Thomas Pitondo Ir	~ ~ ~ _ \	AND STATE
My Commission Expires August 29, 2023		John Thomas Ritondo, Jr.
	AND COUNTY OF COUNTY	My Commission Expires August 29, 2023

## 20210331000160140 03/31/2021 03:07:54 PM DEEDS 3/3

## Real Estate Sales Validation Form

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

Grantor's Name RODGERS	KATHY C. RODGERS and JOI	<u>ЕВ.</u>	Grantee's Name	SEAN MCGAHAN and JEANINE
	18591 Pondview Drive		Mailing Address	MCGAHAN  1004 Eagle Club Cove
Property Address	Foley, AL 36535 701 Talon Cove		Date of Sale	Birmingham, AL 35242 March 31, 2021
	Birmingham, AL 35242		Total Purchase Price	
	•		Or Actual Value	\$
			Or Assessor's Market Valu	_ <b></b>
T1		.4 • •		
(check one) (Re	rice or actual value claimed cordation of documentary e	on this form care evidence is not re	be verified in the equired)	following documentary evidence:
Bill of S	ale	Appraisal		
Sales Co	ntract	Other:		
_xClosing	Statement	· · · · · · · · · · · · · · · · · · ·		
If the conveyan the filing of this	ce document presented for reform is not required.	ecordation conta	ains all of the requi	red information referenced above,
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Grantor's name and their curren	and mailing address - provi t mailing address.			ns conveying interest to property
Grantee's name being conveyed	and mailing address - provi	de the name of the	he person or person	ns to whom interest to property is
Property addres which interest to	s - the physical address of the property was conveyed	he property being 1.	g conveyed, if avai	lable. Date of Sale - the date on
Total purchase perconveyed by the	price - the total amount paid e instrument offered for reco	l for the purchase ord.	e of the property, b	oth real and personal, being
conveyed by the	the property is not being so instrument offered for reco assessor's current market va	ord. This may be	e of the property, le evidenced by an a	ooth real and personal, being ppraisal conducted by a licensed
current use valu	ation, of the property as detection, of the property tax purposes were the second seco	ermined by the le	ocal official charge	of fair market value, excluding ed with the responsibility of e penalized pursuant to <u>Code of</u>
accurate. I furth	er understand that any false d in Code of Alabama 1975	statements claim § 40-22-1 (h).	ned on this form m	in this document is true and ay result in the imposition of the
Date 33(-)	Print	michell	Ofourco	
Unatteste	(verified by)		Sigh Mulle Grantor/Grants	DE AMBER Owner/Agent) dirole one
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 03/31/2021 03:07:54 PM S351.00 CHERRY			Form RT-1

alli 5. Bush

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