

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
David Jay Sawyer, II and
Caroline Craig Sawyer
3253 Brook Highland Trace
Birmingham, AL 35242

STATE OF ALABAMA)
: JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Seventy Nine Thousand Nine Hundred and 00/100 (\$479,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Catherine E. Sankey and husband, Gregory Allen Sankey** (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEEES** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEEES**, **David Jay Sawyer, II and Caroline Craig Sawyer**, (hereinafter referred to as **GRANTEEES**), 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 14 of Brook Highland 1st Sector, as recorded in Map Book 12, Page 62 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

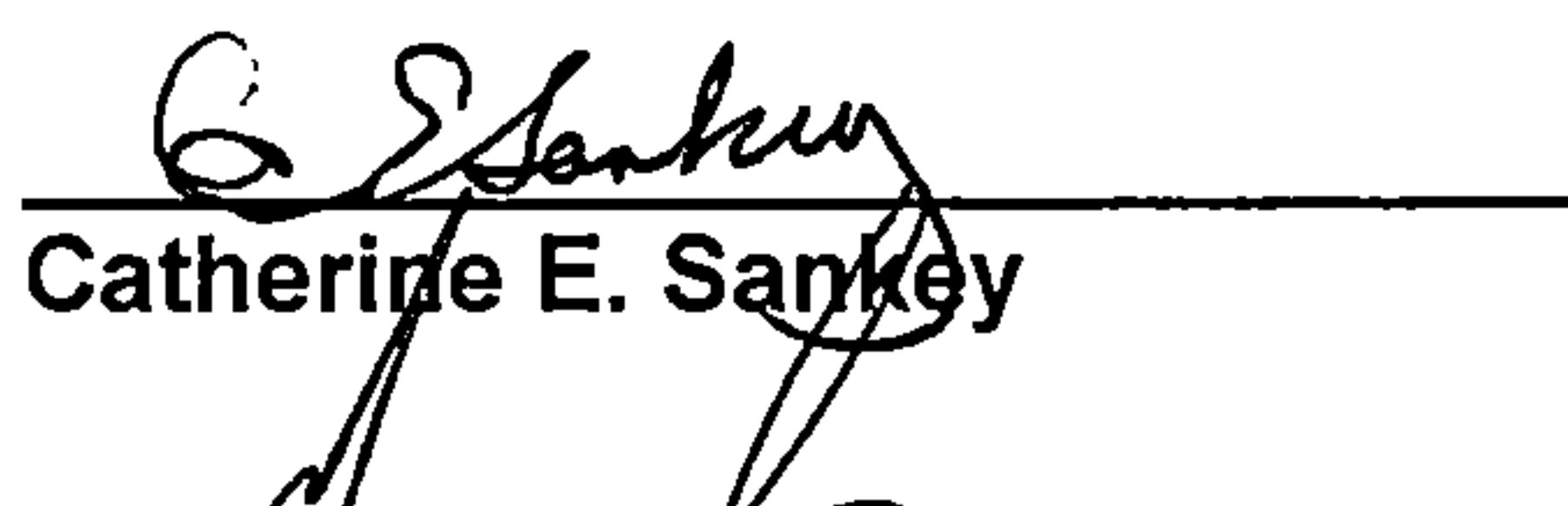
Existing covenants and restrictions, easements, building lines and limitations of record.

\$383,920.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 **GRANTEEES**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID **GRANTORS**, for said **GRANTORS**, **GRANTORS' heirs, successors, executors and administrators, covenants with **GRANTEEES**, and with **GRANTEEES' 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; that **GRANTORS** have a good right to sell and convey the said Real Estate; and that **GRANTORS** will, and **GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said **GRANTEEES**, and **GRANTEEES' heirs and assigns**, forever against the lawful claims of all persons.****

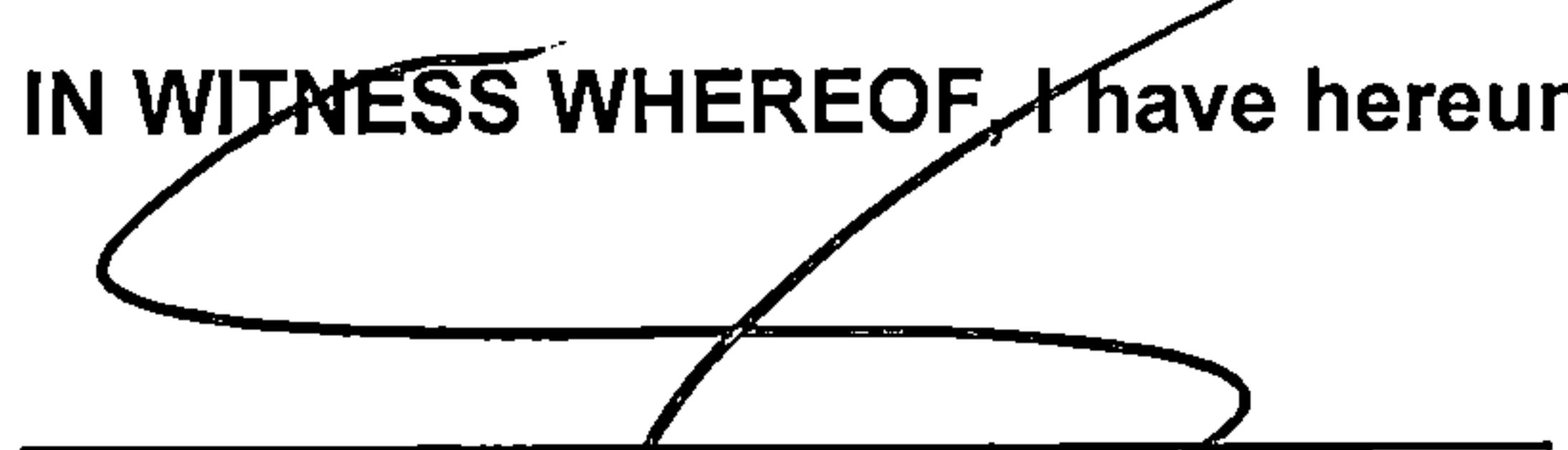
IN WITNESS WHEREOF, said **GRANTORS** have hereunto set their hands and seals this the **27th** day of **May, 2021**.

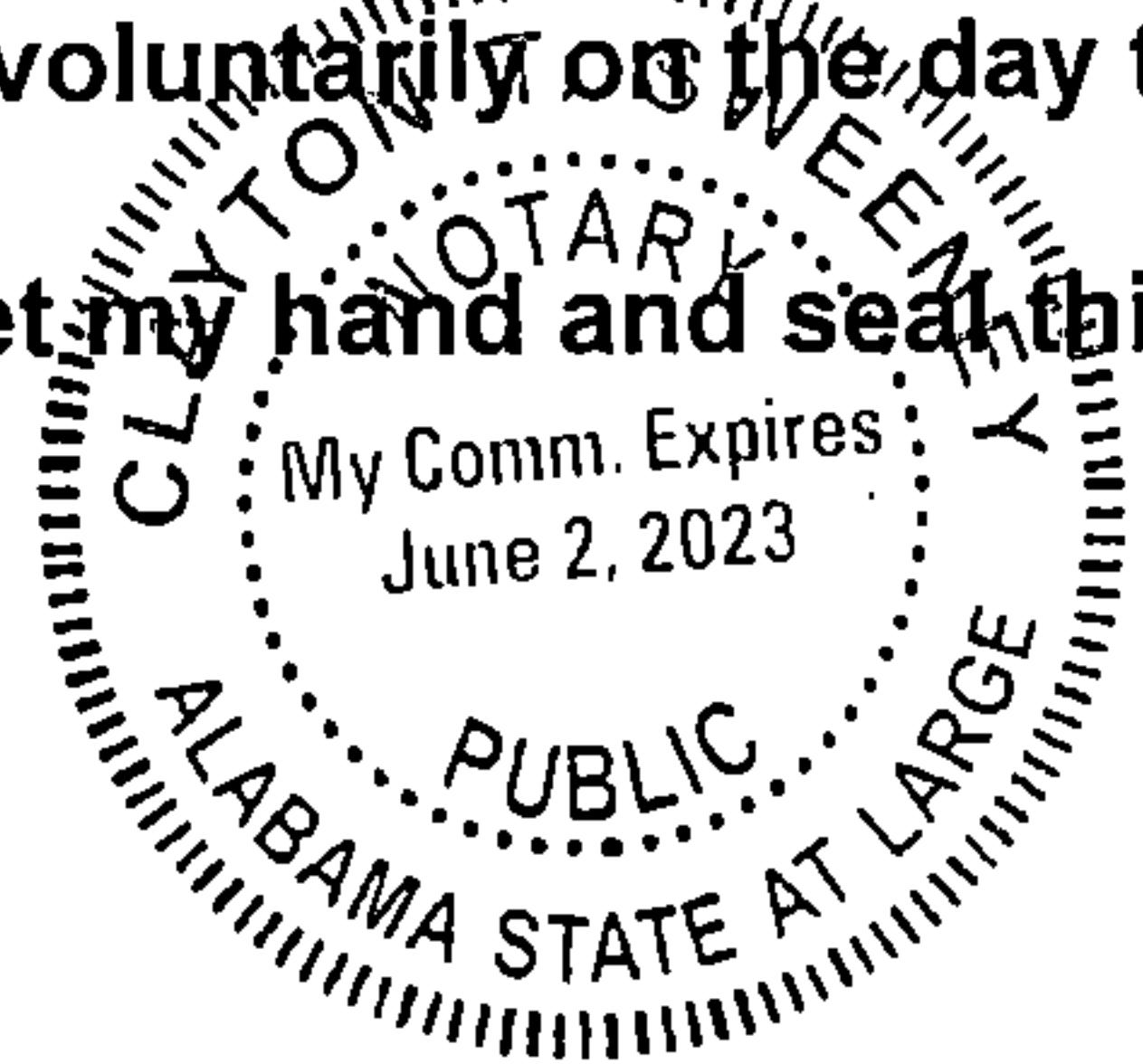

Catherine E. Sankey

Gregory Allen Sankey
STATE OF ALABAMA)
:)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Catherine E. Sankey and husband, Gregory Allen Sankey, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of May, 2021.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Shelby County, AL 06/01/2021
State of Alabama
Deed Tax:\$96.00

Real Estate Sales Validation Form

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

Grantor's Name	Catherine E. Sankey and Gregory Allen Sankey	Grantee's Name	David Jay Sawyer, II and Caroline Craig Sawyer
Mailing Address	210 Malaga Avenue Birmingham, AL 35209	Mailing Address	3253 Brook Highland Trace Birmingham, AL 35242
Property Address	3253 Brook Highland Trace Birmingham, AL 35242	Date of Sale	<u>May 27, 2021</u>
		Total Purchase Price	\$ <u>479,900.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal/ Assessor's Appraised Value
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other – property tax redemption
<input type="checkbox"/> 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 _____

Print Catherine E. Sankey and Gregory Allen Sankey

 Unattested

(verified by)

Sign C. Sankey
 (Grantor/Grantee/Owner/Agent) circle one