

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

Send Tax Notice To:
Solomon H. Smith, Jr. and Shelley A. Queen
1324 Legacy Drive
Birmingham, AL 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Nine Hundred Fifty Thousand and 00/100 (\$950,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jason L. Carner and wife, Kristie T. Carner**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Solomon H. Smith, Jr. and Shelley A. Queen** (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:

Parcel I:

Lot 516B, according to the Resurvey of Lots 7, 516A, 518 and Common Area "B", Greystone Legacy, 5th Sector, as recorded in Map Book 33 Pages 56 & 155 and re-recorded in Map Book 35 Page 6, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

A portion of Lot 7B according to a Resurvey of Lots 7, 516 A, 518 and "Common Area 'B'," Greystone Legacy, 5th Sector, as recorded in Map Book 35, Page 6 in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of Lot 516B, according to a Resurvey of Lots 7, 516A, 518 and "Common Area 'B'," Greystone Legacy 5th Sector, as recorded in Map Book 35, Page 6, in the Office of the Judge of Probate in Shelby County, Alabama; thence run Northwesterly at an angle to the right of 106 deg. 4 min. 15 sec. for a distance of 186.20 feet; thence turn an angle to the right of 69 deg. 4 min. 52 sec. for a distance of 148.97 feet thence turn an angle to the right of 64 deg. 37 min 31 sec. for a distance of 192.50 feet to the point of beginning. Recorded in the Probate Office of Shelby County, Alabama.

Subject To:

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

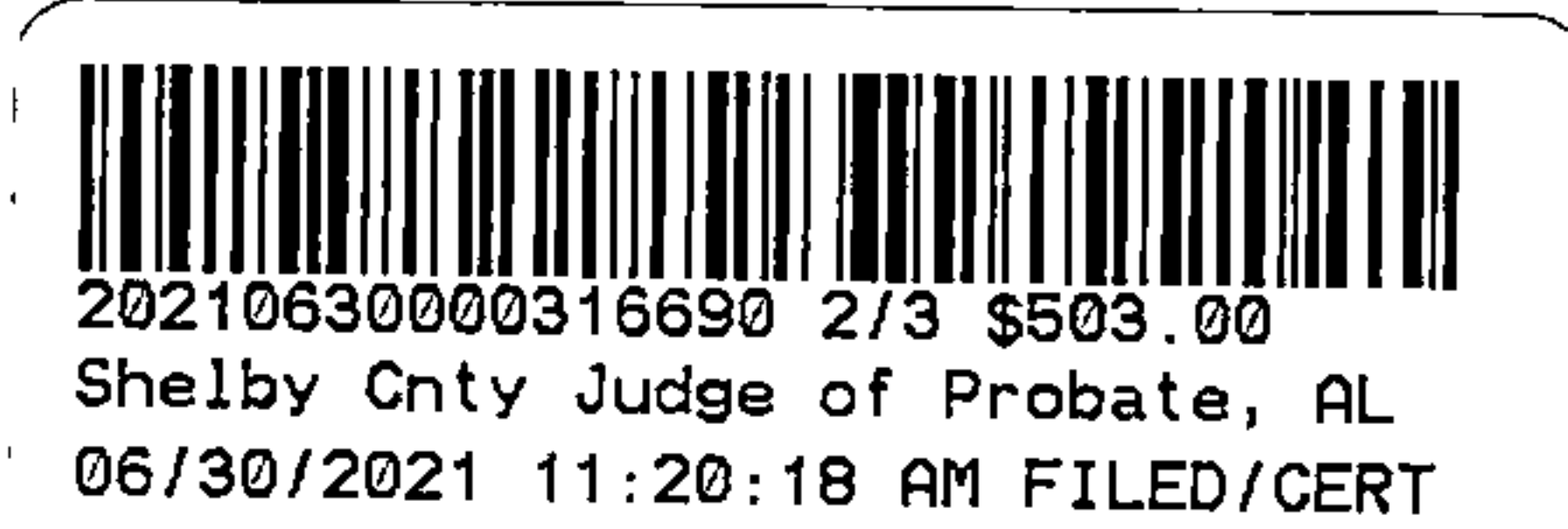
Existing covenants and restrictions, easements, building lines and limitations of record.

\$475,000.00 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 GRANTEES, 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.

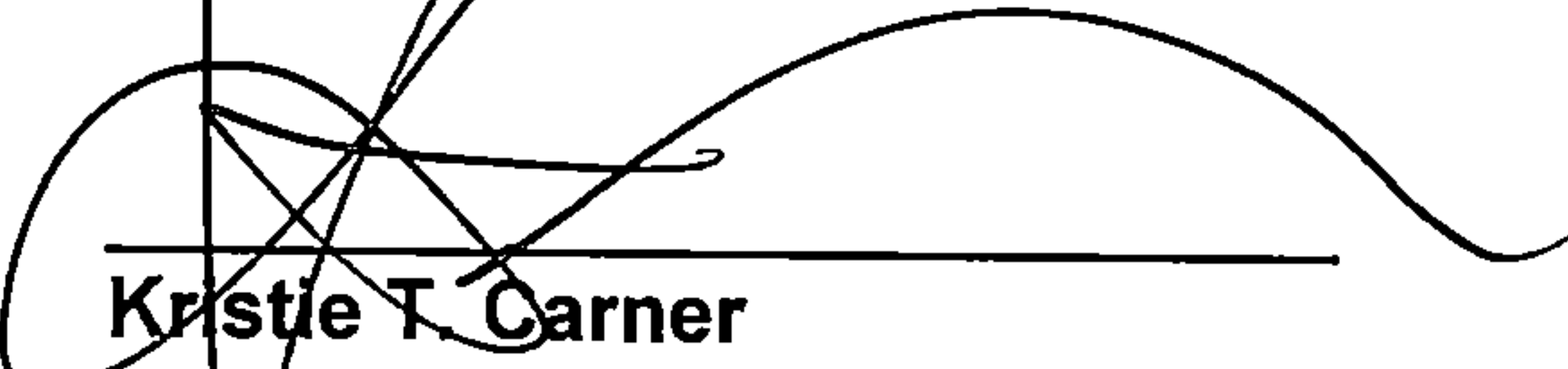
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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; 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 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 **29th** day of **June, 2021**.





Jason L. Carner

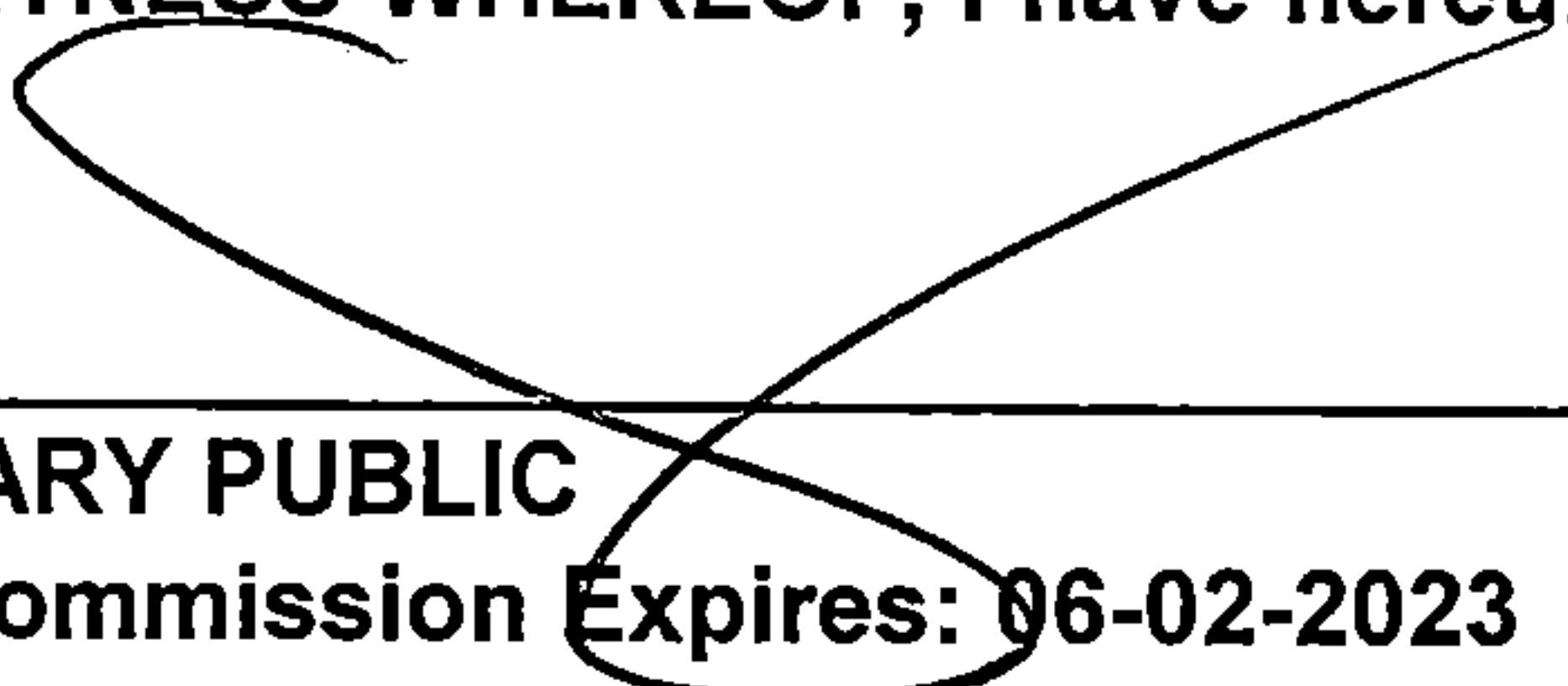


Kristie T. Carner

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason L. Carner and wife, Kristie T. Carner, 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 29th day of June, 2021.



NOTARY PUBLIC
My Commission Expires: **06-02-2023**



Real Estate Sales Validation Form

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

Grantor's Name Jason L. Carner and
Kristie T. Carner

Grantee's Name Solomon H. Smith, Jr. and
Shelley A. Queen

Mailing Address 110 Gulf Shore Drive, Unit 121
Destin, FL 32541

Mailing Address 1324 Legacy Drive
Hoover, AL 35242

Property Address 1324 Legacy Drive
Hoover, AL 35242

Date of Sale June 29, 2021

Total Purchase Price \$ 950,000.00

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/ Assessor's Appraised Value

☐ Other - property tax redemption

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 Jason L. Carner and Kristie T. Carner

Unattested

(verified by)

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



20210630000316690 3/3 \$503.00
Shelby Cnty Judge of Probate, AL
06/30/2021 11:20:18 AM FILED/CERT