

205-733-2600  
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. 2021-749

20210806000382310  
08/06/2021 01:19:45 PM  
DEEDS 1/3

Send Tax Notice To:  
Aaron Zachariah Ward and Courtney Leigh Ward  
26 Oak Ridge Drive  
Pelham, AL 35124

### JOINT SURVIVORSHIP DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$264,900.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **C. Jones Realty, LLC**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Aaron Zachariah Ward and Courtney Leigh Ward** (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 No. 26, according to the Map of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, 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 vey, if-any, of record.— — — — —

\$238,410.00 of the above-recited purchase price was paid from 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, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S its successors and or assigns, with GRANTEEES and with GRANTEEES' 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 successors and or assigns 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 GRANTOR as Managing Member of C. Jones Realty, LLC has hereunto set his hand and seal, this the 30th day of July, 2021.

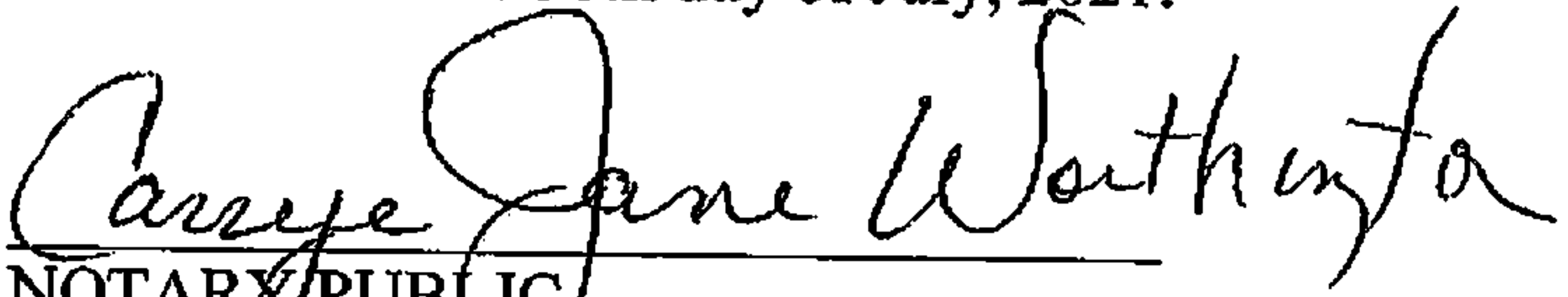
**C. Jones Realty, LLC, an Alabama Limited Liability Company**

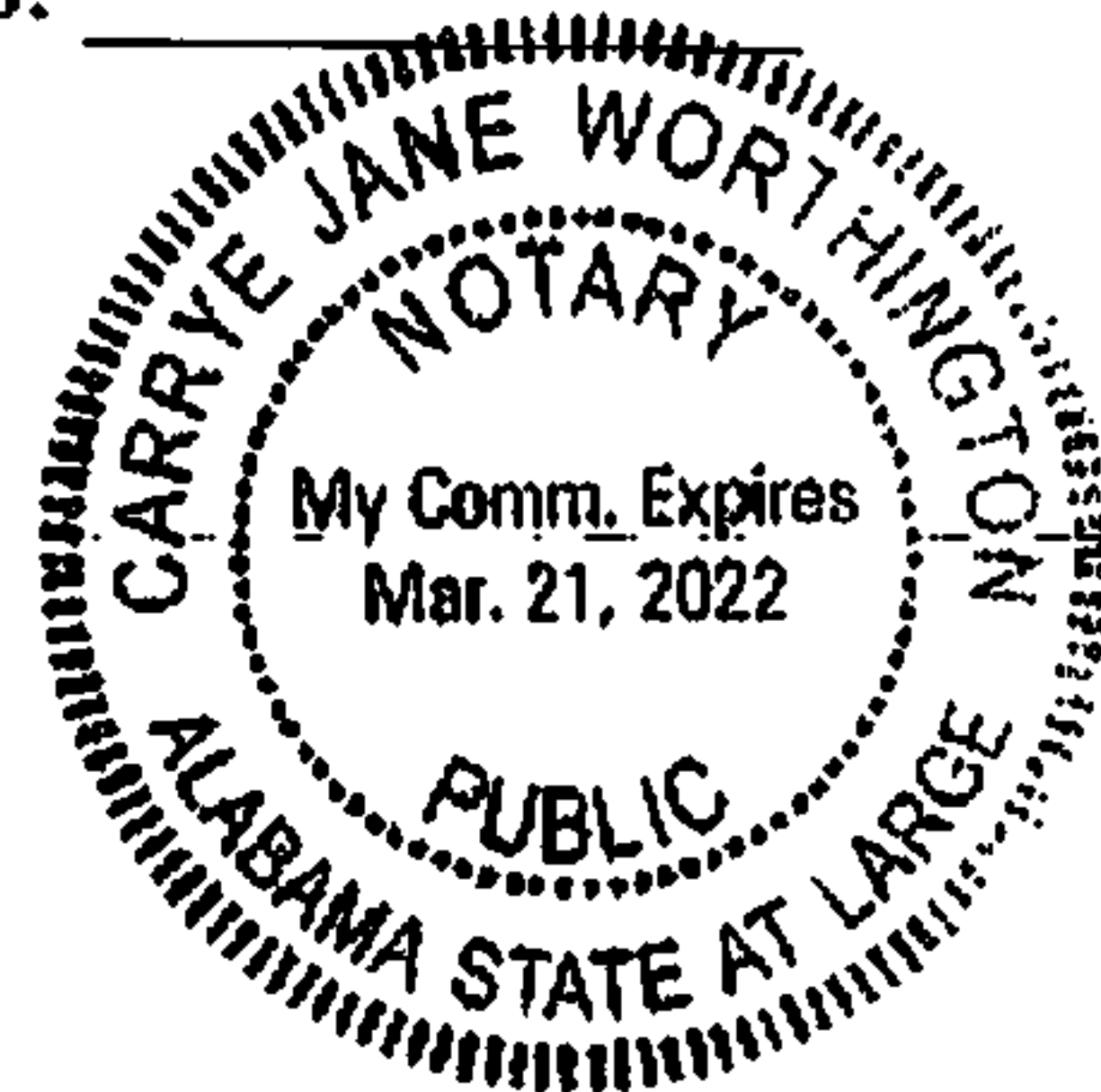
By:   
Courtney Jones, Managing Member

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Courtney Jones who name as Managing Member of C. Jones Realty, 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, he in his capacity as such Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of July, 2021.

  
NOTARY PUBLIC  
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 C. Jones Realty, LLC  
 Mailing Address 6908 Second Ave South  
Birmingham, AL 35212

Grantee's Name Aaron Zachariah Ward and Courtney Leigh Ward  
 Mailing Address \_\_\_\_\_

Property Address 26 Oak Ridge Drive  
Pelham, AL 35124

Date of Sale August 5, 2021  
 Total Purchase Price \$264,900.00  
 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

☐ Appraisal  
☐ 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 7-30-21

Print

Michelle Pancey

Unattested

(verified by)

Sign

Michelle Pancey  
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/06/2021 01:19:45 PM  
 \$54.50 JOANN  
 20210806000382310

*Ann S. Byrd*

**Form RT-1**