

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Vallery Anglea
Rheba Melinda Dawson
1158 Mountain Laurel Circle
Moody, AL 35004

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **EIGHTY FIVE THOUSAND AND 00/100 (\$85,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jane Bryant Powell, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Vallery Anglea and Rheba Melinda Dawson** (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 **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **Old Hwy 25, Leeds, AL 35094**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, as joint tenants, with right of survivorship, 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 herein above 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

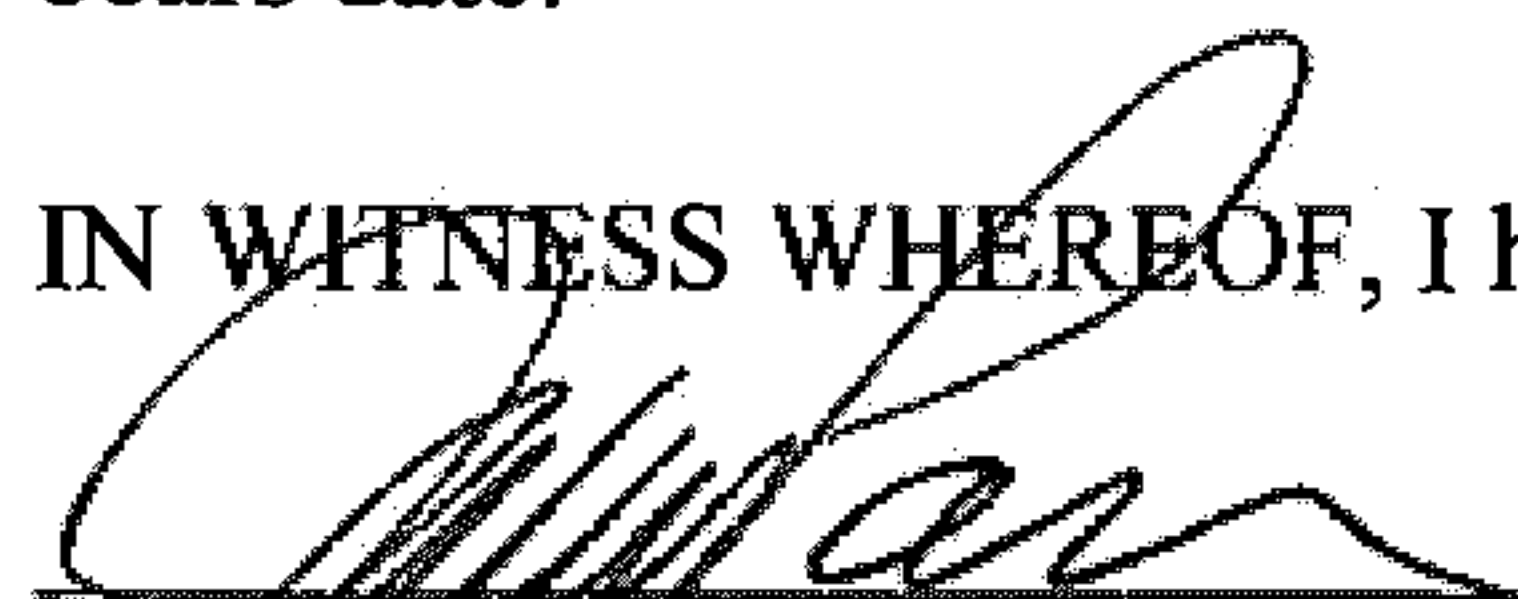
IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this **27th day of August, 2021.**


Jane Bryant Powell

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jane Bryant Powell** 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 Instrument, he/she signed his/her name on the day the same bears date.

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


Jeff W. Parmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**

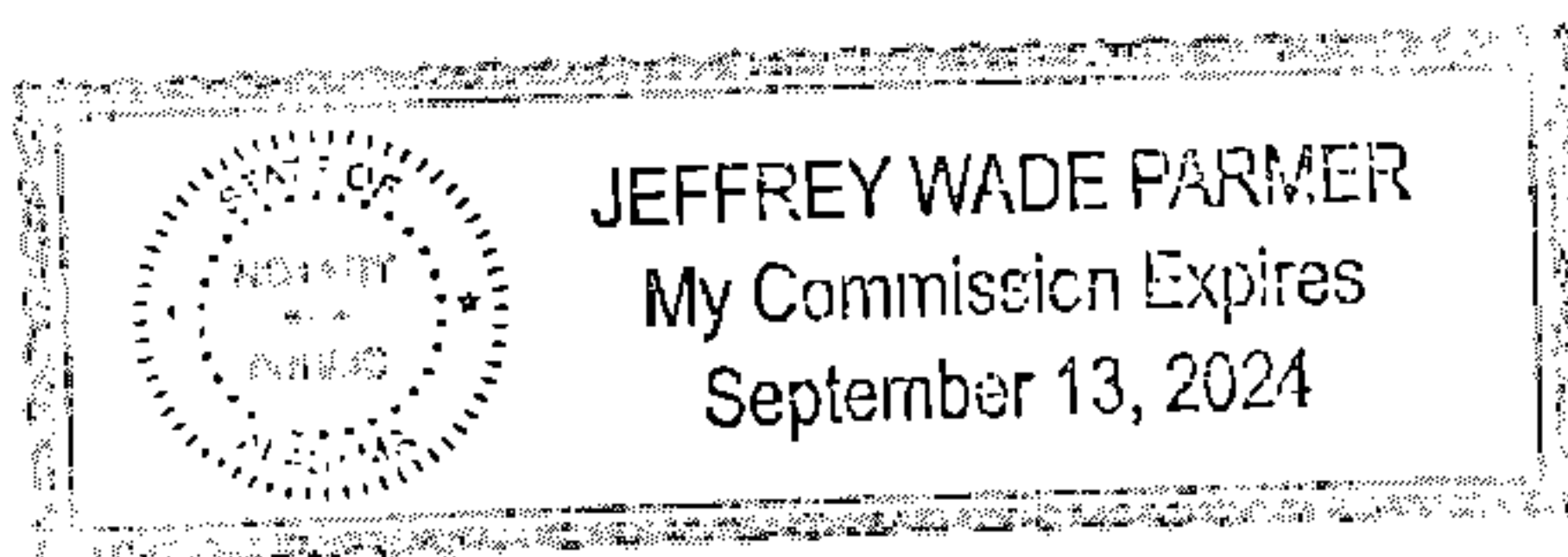


Exhibit A

Legal Description

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A tract or parcel of Land located in the SW 1/4 of the NW 1/4 the SE 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, of Huntsville Meridian and base line, Shelby County, Alabama, being a portion of the "Parcel II" as described and recorded in Instrument #20210120000031220, Shelby County Probate Records and being more particularly described as follows:

Commencing at a 2" open top pipe in a rock pile marking the position of the SW corner of the NW 1/4 of Section 33, Township 17 South, Range 1 East, said pipe having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278245.46, E:2257467.48; thence N80°54'03"E for a distance of 622.47 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) on the Southeasterly right of way of Alabama Highway 25 (80' right of way) and the Point of Beginning, said set rebar having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278343.90, E:2258082.12; thence along said right of way N31°34'10"E for a distance of 194.73 feet to a point of curvature; thence continue along said right of way with a curve to the left for an arc distance of 177.96 feet, said curve having a radius of 3518.00 feet and being subtended with a chord bearing and distance of N30°07'13"E for 177.94 feet to a point of curvature; thence with a curve to the left an arc distance of 166.22 feet, said curve having a radius of 209.88 feet and being subtended with a chord bearing and distance of N07°56'05"E for a distance of 161.91 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350); thence leaving said right of way N31°14'43"E for a distance of 582.03 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350); thence S43°36'31"E for a distance of 1006.33 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) on the Northwesterly right of way of Central of Georgia Railroad (250' right of way); thence along said right of way S47°46'05"W for a distance of 536.48 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the South line of the SE 1/4 of the NW 1/4; thence leaving said right of way N89°43'16"W along said 1/4-1/4 line for a distance of 107.03 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the SW corner of said SE 1/4 of the NW 1/4; thence along the West line of said 1/4-1/4 section S00°36'58"W for a distance of 98.65 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the Northwesterly right of way of said railroad; thence along said right of way S47°46'05"W for a distance of 412.42 feet to a vertical railroad rail found; thence leaving said right of way N39°20'04"E for a distance of 629.34 feet to the Point of Beginning.

Together with and subject to an Ingress/Egress and Utility Easement being 40 feet in width and more particularly described as follows:

Commencing at a 2" open top pipe in a rock pile marking the position of the SW corner of the NW 1/4 of Section 33, Township 17 South, Range 1 East, said pipe having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278245.46, E:2257467.48; thence N80°54'03"E for a distance of 622.47 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) on the Southeasterly right of way of Alabama Highway No. 25 (80' right of way), said set rebar having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278343.90, E:2258082.12; thence along said right of way N31°34'10"E for a distance of 194.73 feet to a point of curvature; thence continue along said right of way with a curve to the left for an arc distance of 177.96 feet, said curve having a radius of 3518.00 feet and being subtended with a chord bearing and distance of N30°07'13"E for 177.94 feet to a point of curvature; thence with a curve to the left an arc distance of 166.22 feet, said curve having a radius of 209.88 feet and being subtended with a chord bearing and distance of N07°56'05"E for a distance of 161.91 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the Point of Beginning; thence leaving said right of way N31°14'43"E for a distance of 100.87 feet to a point; thence S43°36'31"E for a distance of 41.44 feet to a point; thence S31°14'43"W for a distance of 143.50 feet to said Southeasterly right of way; thence along said right of way with a curve to the left and arc distance of 66.97 feet, said curve having a radius of 209.88 feet and being subtended with a chord bearing and distance of N05°36'44"W for 66.69 feet to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jane Bryant Powell
 Mailing Address 1605 Sims Street
Leeds, AL 35094

Grantee's Name Vallery Anglea
 Mailing Address Rheba Melinda Dawson
1158 Mountain Laurel Circle
Moody, AL 35004

Property Address Old Hwy 25 Leeds, AL 35094

Date of Sale 8-27-2021
 Total Purchase Price \$ 85,000.00

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
☐ Other

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 8-27-2021

Print Jeff W. Parmer

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



(verified by)
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/30/2021 03:53:17 PM
 \$119.00 CHERRY
 20210830000422570

Allen S. Bayl