

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:  
Rebecca Crawford Eubanks  
Robert Jeffry Eubanks  
3750 Montrose Road  
Birmingham, AL 35213

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED SIXTY THOUSAND AND 00/100 and NO/100 (\$360,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ron Morrison, and spouse, Kelly Morrison** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rebecca Crawford Eubanks and Robert Jeffry Eubanks** (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:

**See Attached Exhibit "A"**

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

**Property Address: 50 Moon Shiners Way Sterrett, AL, 35147**

**\$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 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 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 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.

20211101000526640 11/01/2021 01:00:38 PM DEEDS 2/4  
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **October 29, 2021**.



**Ron Morrison**

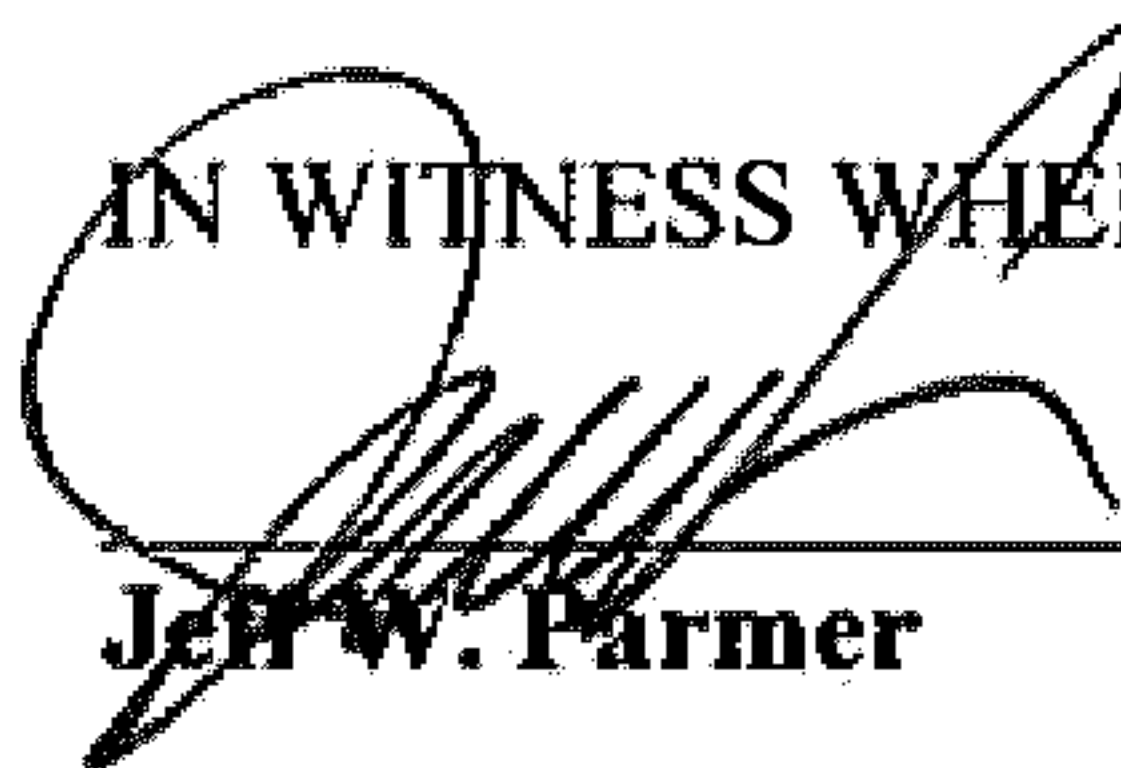


**Kelly Morrison**

STATE OF ALABAMA    )  
                                     :  
COUNTY OF JEFFERSON)

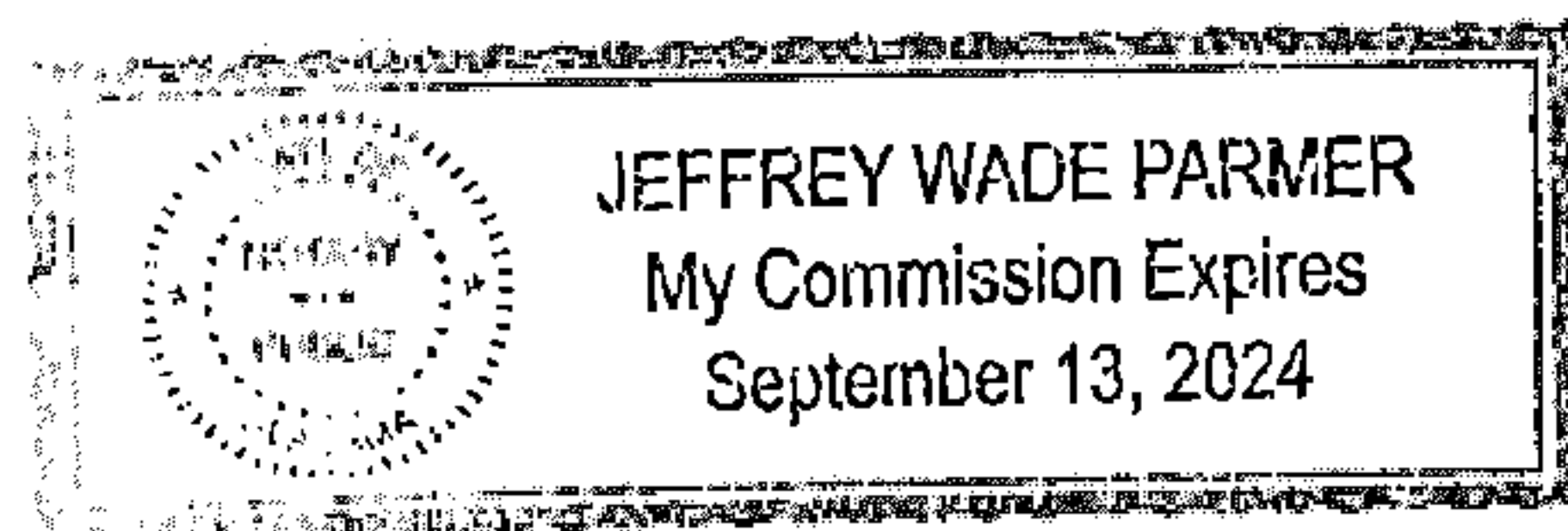
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ron Morrison and Kelly Morrison**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **October 29, 2021**.

  
\_\_\_\_\_  
**Jeff W. Parmer**

NOTARY PUBLIC

My Commission Expires: 09/13/2024



## **Exhibit A**

### **Legal Description**

**Unit No. 22, as shown on the Resurvey of Pumpkin Hollow- A Condominium, as recorded in Map Book 18, page 54 A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow- A Condominium, which is recorded in Real Record 324, page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which in recorded as Instrument #1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow- A condominium, which is recorded in Real Record 324, page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument 1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which in recorded as Instrument # 1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended declaration of condominium.**

**Situated in Shelby County, Alabama.**

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

Grantor's Name Ron Morrison and Kelly Morrison  
 Mailing Address 3420 Brookwood Road  
Birmingham, AL 35223

Grantee's Name Rebecca Crawford Eubanks and Robert  
Jeffrey Eubanks  
 Mailing Address 3750 Montrose Road  
Birmingham, AL 35213

Property Address 50 Moon Shiners Way  
Sterrett, AL 35147

Date of Sale October 29, 2021  
 Total Purchase Price \$360,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/01/2021 01:00:38 PM  
 \$391.00 BRITTANI  
 20211101000526640

*Allen S. Bayl*

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 ☐ Appraisal  
☐ Sales Contract ☐ 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 10-29-2021 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer  
 (Grantor/Grantee/ Owner/ Agent) circle one

**Form RT-1**