

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. 2021-972

20211103000533410
11/03/2021 02:30:58 PM
DEEDS 1/3

Send Tax Notice To:
Ben Freeman and Constance Bacon Freeman
4021 Cross Grove Circle
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Oscar D. Barrett and Donna L. Barrett, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ben Freeman and Constance Bacon Freeman**, (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:

Lot 22, according to the Survey of Little Ridge Estates, recorded in Map Book 9, Page 174 A&B, in the Probate Office of Shelby County, Alabama and a part of Lot 21 of Little Ridge Estates as recorded in Map Volume 9 on Page 174, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 22, Little Ridge Estates as recorded in Map Book 9 on Page 174, in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southeasterly direction along the East line of said Lot 22 for a distance of 78.5 feet to the point of beginning; thence turn an angle to the left of 90° 00' 00" and run in a Northeasterly direction for a distance of 2.0 feet; thence turn an angle to the right of 88° 16' 00" and run in a Southeasterly direction for a distance of 53.02 feet; thence turn an angle to the right of 86° 57' 00" and run in a Southwesterly direction for a distance for a distance of 3.62. feet to the east line of said Lot 22; thence run in a Northwesterly direction along said East line for a distance of 53.30 feet, more or less, to the point of beginning.

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

\$340,000.00 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 GRANTEES, 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

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

Grantor's Name Oscar D. Barrett and Donna L. Barrett
 Mailing Address 4021 Cross Grove Circle
Birmingham, AL 35242
 Property Address 4021 Cross Grove Circle
Birmingham, AL 35242

Grantee's Name Ben Freeman and Constance Bacon
Freeman
 Mailing Address 4021 Cross Grove Circle
Birmingham, AL 35242
 Date of Sale November 3, 2021
 Total Purchase Price \$425,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2021 02:30:58 PM
 \$113.00 CHERRY
 20211103000533410

Allen S. Bayl

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 11-3-21 Print Michelle Pouncey
☐ Unattested (verified by) _____ Sign Michelle Pouncey
 (Grantor/Grantee/ Owner/Agent) circle one