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 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

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 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 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 3rd day of November, 2021.

Oscar D. Barrett

Donna L. Barrett

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oscar D. Barrett and Donna L. Barrett, 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 conveyance, they have executed the same voluntarily on the day the same bears date.

: My Comm. Expires

June 12, 2025

Given under my hand and official seal, this 3rd day of November, 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	Oscar D. Barrett and Donna L.	Barrett	Grantee's Name	Ben Freeman and Constance Bacon
Mailing Address	4021 Cross Grove Circle Birmingham, AL 35242		Mailing Address	Freeman
Property Address	4021 Cross Grove Circle		Mailing Address	4021 Cross Grove Circle Birmingham, AL 35242
- •	Birmingham, AL 35242		Date of Sale	November 3, 2021
	Filed and Recorded		Total Purchase Price	· · · · · · · · · · · · · · · · · · ·
M-500	Official Public Records Judge of Probate, Shelby County Alabama	a County	Or	
	Clerk	a, County	Actual Value	\$
LABANI A	Shelby County, AL 11/03/2021 02:30:58 PM		Or Assessor's Market Valu	- •
	\$113.00 CHERRY 20211103000533410	alling 5. Buyl		
The purchase p	rice or actual value claimed	l on unis form can	be verified in the	following documentary evidence:
(check one) (Re	ecordation of documentary	evidence is not re	equired)	
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		Appraisal Other:		
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_xClosing	Statement		· · · · · · · · · · · · · · · · · · ·	
T.C.41.	1	4 . 0	• • • • • • • • • • • • • • • • • • • •	
II ine conveyan	ce document presented for	recordation conta	uns all of the requi	red information referenced above,
the ming of this	s form is not required.			
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Grantor's name	and mailing address - prov			ns conveying interest to property
and their curren	t mailing address.	LOC LIC LIGHTIC OI ()	no person or person	ns conveying interest to property
Grantee's name being conveyed	and mailing address - prov	ide the name of the	he person or person	ns to whom interest to property is
Property addres which interest to	s - the physical address of to the property was conveyed	the property being	g conveyed, if avai	lable. Date of Sale - the date on
Total purchase perconveyed by the	price - the total amount paid e instrument offered for rec	d for the purchase ord.	e of the property, b	oth real and personal, being
conveyed by the	f the property is not being so instrument offered for recasts assessor's current market v	ord. This may be	e of the property, levidenced by an a	both real and personal, being ppraisal conducted by a licensed
current use valu	ation, of the property as det y for property tax purposes	termined by the la	ocal official charge	of fair market value, excluding ed with the responsibility of e penalized pursuant to <u>Code of</u>
accurate. I furth	er understand that any false d in <u>Code of Alabama 1975</u>	e statements clain § § 40-22-1 (h).	ned on this form m	in this document is true and ay result in the imposition of the
Date $1/-3$	Print	Michelle	fourcey	1
Unatteste	ed(verified by)		Sign Millell	l Housey
	(vormou by)		(Urantor/Grante	ee/ Owner/Agent)/circle one