20211223000606970 12/23/2021 01:42:11 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Robert Begg
Christine Begg
2102 Indian Crest Drive
Indian Springs, AL 35124

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY NINE THOUSAND AND 00/100 (\$369,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Cathy Diane Pike, a single person (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Robert B. Begg, Jr. and Christine B. Begg (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:

Lots 8A and 9A, according to the Map or Plat of Liberty Shores, as recorded in Map Book 43, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama, and being a Re-Survey of Lots 3, 4, 6, 7, 8, 9 & 10, according to the Map or Plat of Liberty Shores, as recorded in Map Book 43, Page 8, aforesaid records.

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

Cathy Diane Pike is the surviving grantee of that certain deed record in Inst. 20130722000297940, the other grantee, Howard Eugene Pike, III, having died on July 16, 2016.

Property Address: 626 Liberty Shores Blvd Vincent, AL, 35178

\$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.

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AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this December 22, 2021.

Cathy Djane Pike

STATE OF (SOLUTION OF (Solution

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cathy Diane Pike, whose name 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, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this December $\frac{2}{2}$, 2021.

NOTARY PUBLIC

My Commission Expires:

B H MCDONALD

Notary Public-State of South Carolina

My Commission Expires

May 26, 2026

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Cathy Diane Pike 29 Katelyns Way		Grantee's Name	Robert B. Begg, Jr. and Christine B. Begg 2102 Indian Crest Drive
	Beaufort, SC 29907		Mailing Address	Indian Springs, AL 35124
The purchase p		الموند ج . Buy ا		\$
(check one) (Re	ecordation of documen	itary evidence is not r	equirea)	
Bill of S Sales Co		Appraisa Other:	1	
X_Closing	Statement			
_	nce document presented s form is not required.		ains all of the requi	ired information referenced above,
	and mailing address - nt mailing address.	Instruction provide the name of		ns conveying interest to property
Grantee's name being conveyed		provide the name of	the person or person	ns to whom interest to property is
*	ss - the physical address to the property was cor		ng conveyed, if avai	ilable. Date of Sale - the date on
-	price - the total amount e instrument offered for		se of the property, b	ooth real and personal, being
conveyed by th	If the property is not be instrument offered for assessor's current man	or record. This may be	ue of the property, le evidenced by an a	both real and personal, being ppraisal conducted by a licensed
current use valued valuing propert Alabama 1975 I attest, to the baccurate. I furth	tation, of the property by for property tax purposes 40-22-1 (h). Sest of my knowledge a	as determined by the boses will be used and and belief that the information false statements clair	local official charg I the taxpayer will be ormation contained	of fair market value, excluding ed with the responsibility of the penalized pursuant to Code of in this document is true and hay result in the imposition of the
Date <u>12-22-20</u>)21Pri:	nt <u>Alan C. Keith</u>	À i	* 1
Unattest		•••	Sign Han (Grantor/Grant	tee/ Ouman A gent & hirola one
	(verified by)		(Crantor/Crant	tee/ Owner Agent/ circle one Form RT-1