

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)
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

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.

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 Diane Pike

STATE OF SC)

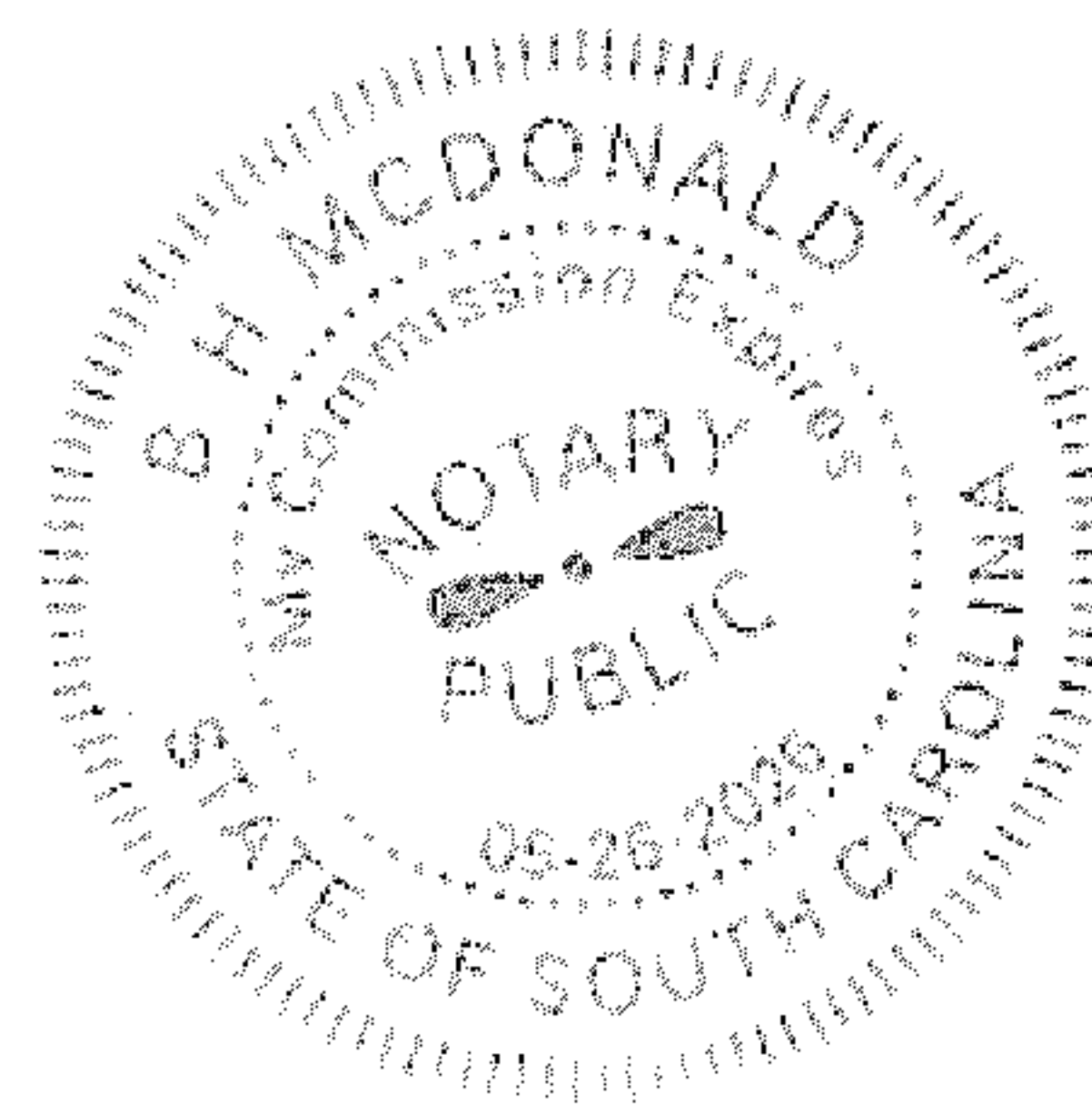
COUNTY OF Newport

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 22**, 2021.



NOTARY PUBLIC
My Commission Expires:



Form RT-1