



20220114000018090 1/6 \$114.50
Shelby Cnty Judge of Probate, AL
01/14/2022 01:44:15 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Alan Lee Yturalde and Samantha Ann Yturalde 4208 Ashington Drive Birmingham, AL 35242
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STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Ninety Five Thousand and No/100 Dollars (\$495,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John David Northcutt, Reid L. Northcutt, James Nelson Northcutt, III, and Roy Harrison Northcutt, Trustees of The Northcutt Family Trust** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Alan Lee Yturalde and Samantha Ann Yturalde**, (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 227, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 2nd Phase, as recorded in Map Book 15, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$420,750.00 of the consideration was paid from the proceeds of a mortgage loan.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S 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.

Shelby County, AL 01/14/2022
State of Alabama
Deed Tax:\$74.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 15th day of December, 2021.

Witness


Reid L. Northcutt, Trustee

STATE OF ALABAMA)

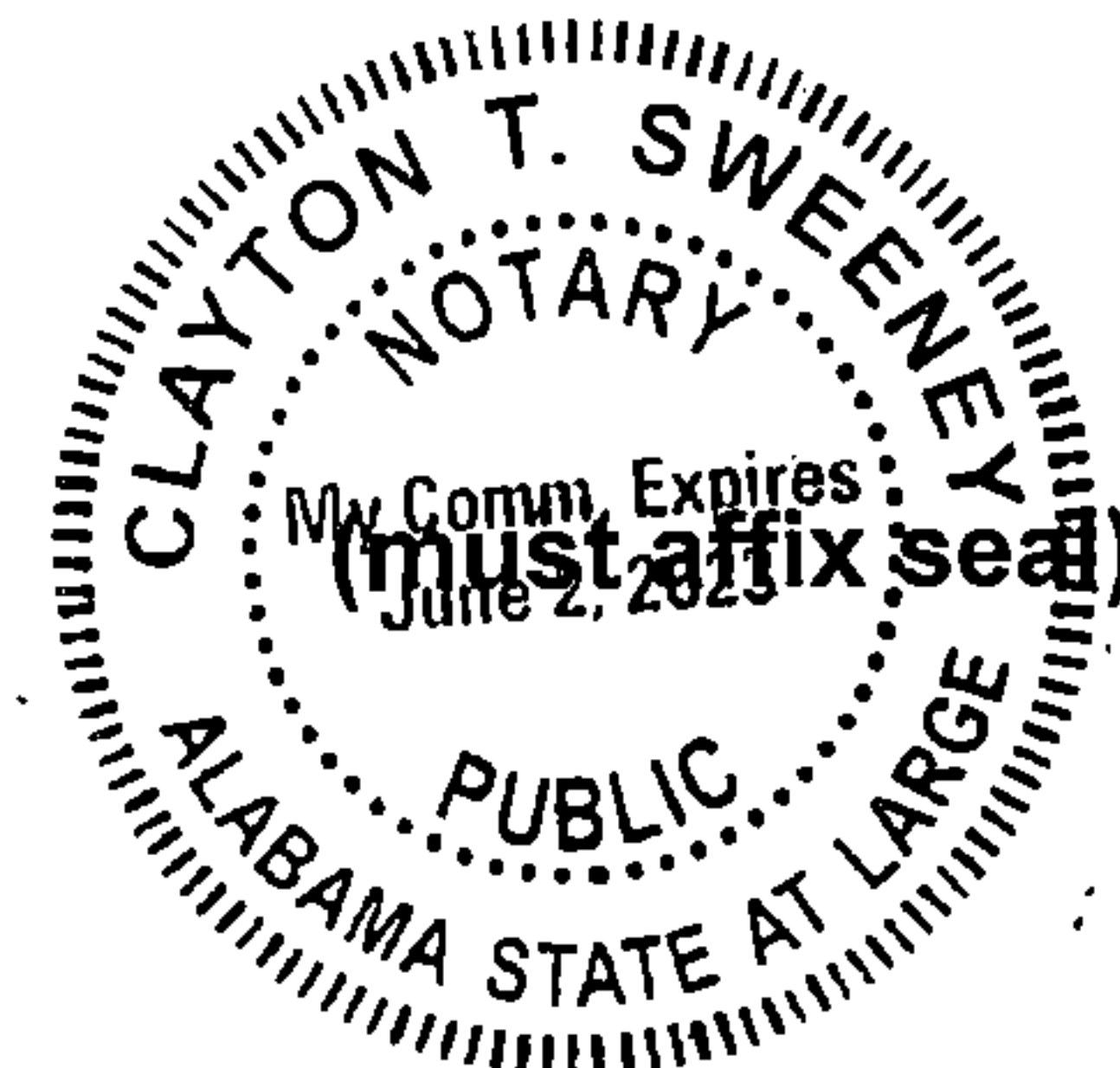
COUNTY OF JEFFERSON)

I, Clayton T. Sweeney, the undersigned, a Notary Public, in and for said County and State, hereby certify that Reid L. Northcutt, whose name as Trustee, of The Northcutt Family Trust, 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, he as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2021.



NOTARY PUBLIC
My Commission Expires: 06-02-2023

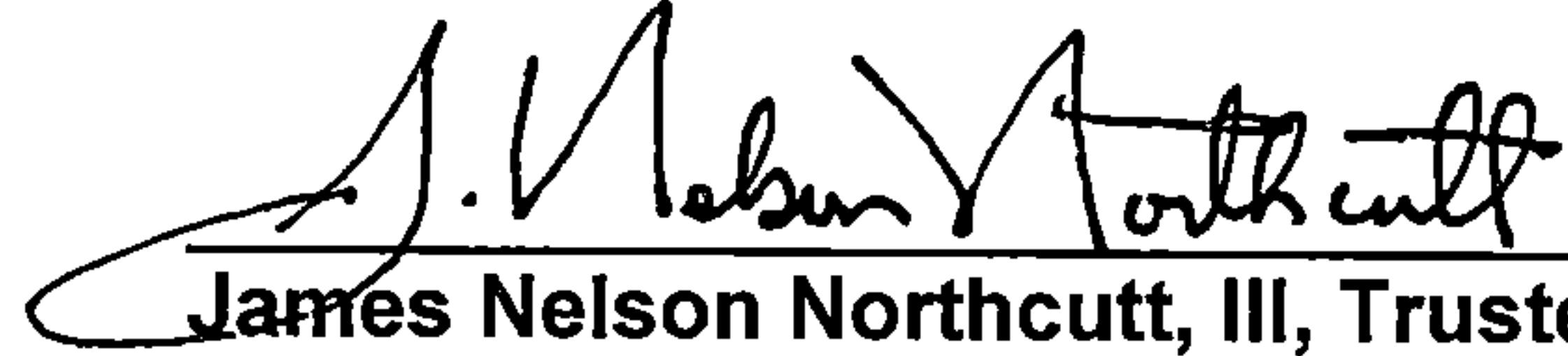




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IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 16th day of December, 2021.

Witness


James Nelson Northcutt, III, Trustee

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Clayton T. Sweeney, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Nelson Northcutt, III, whose name as Trustee, of The Northcutt Family Trust, 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, he as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2021.



NOTARY PUBLIC
My Commission Expires: 06-02-2023

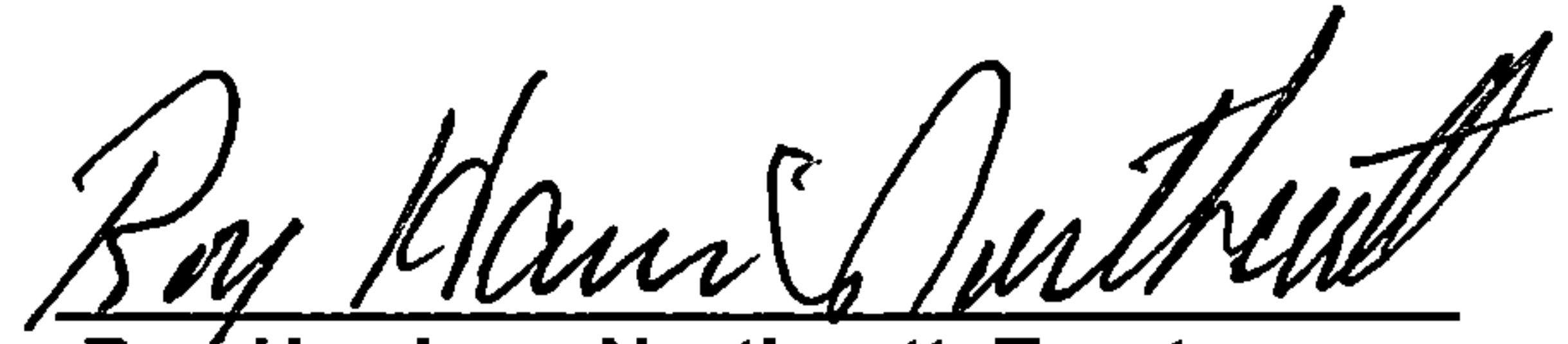




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IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 16th day of December, 2021.

Witness


Roy Harrison Northcutt, Trustee

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Clayton T. Sweeney, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roy Harrison Northcutt, whose name as Trustee, of The Northcutt Family Trust, 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, he as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2021.



NOTARY PUBLIC
My Commission Expires: 06-02-2023





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IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the _____ day of
December, 2021.

Mary Kay Northcutt
Witness

John David Northcutt
John David Northcutt, Trustee

Tennessee
STATE OF ~~GEORGIA~~
COUNTY OF Hamilton)

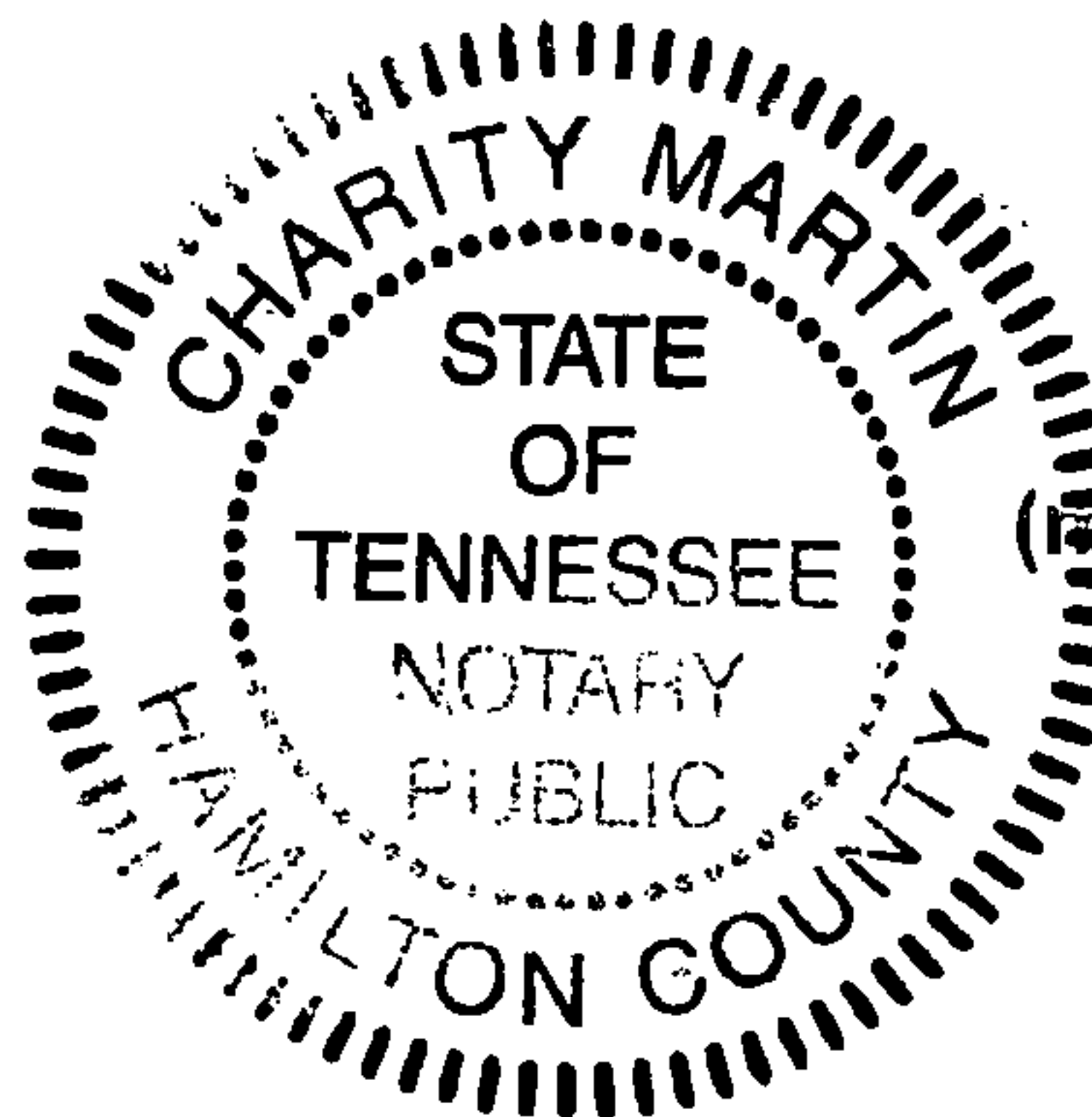
I, Charity Martin, the undersigned, a Notary Public, in and for said County and State, hereby certify that John David Northcutt, whose name as Trustee, of The Northcutt Family Trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2021.

Charity Martin

NOTARY PUBLIC

My Commission Expires: 10/28/2025



(Must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	The Northcutt Family Trust	Grantee's Name	Alan Lee Yturalde and Samantha Ann Yturalde
Mailing Address	1080 Hampton Place Birmingham, AL 35242	Mailing Address	4208 Ashington Drive Birmingham, AL 35242
Property Address	4208 Ashington Drive Birmingham, AL 35242	Date of Sale	December 17, 2021
		Total Purchase Price	\$ 495,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



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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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input checked="" type="checkbox"/> 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 _____

Print Clayton T. Sweeney, Attorney

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one