

CLAYTON T. SWEENEY, ATTORNEY AT LAW

This instrument was prepared by
Clayton T Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To
Ellis Hampton Till, IV and
Mary Katherine DiChiara Till
4652 Lake Valley Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS That, for and in consideration of **Two Hundred Fifty-Five Thousand and 00/100 (\$255,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ellis H. Till, III, a married man** (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, **Ellis Hampton Till, IV and Mary Katherine DiChiara Till**, (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 54-A, according to the Survey of Southlake Townhomes, First Addition, as recorded in Map Book 13, Page 32, 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

\$204,000 00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse

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, 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 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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **1st** day of **February**, 2022.

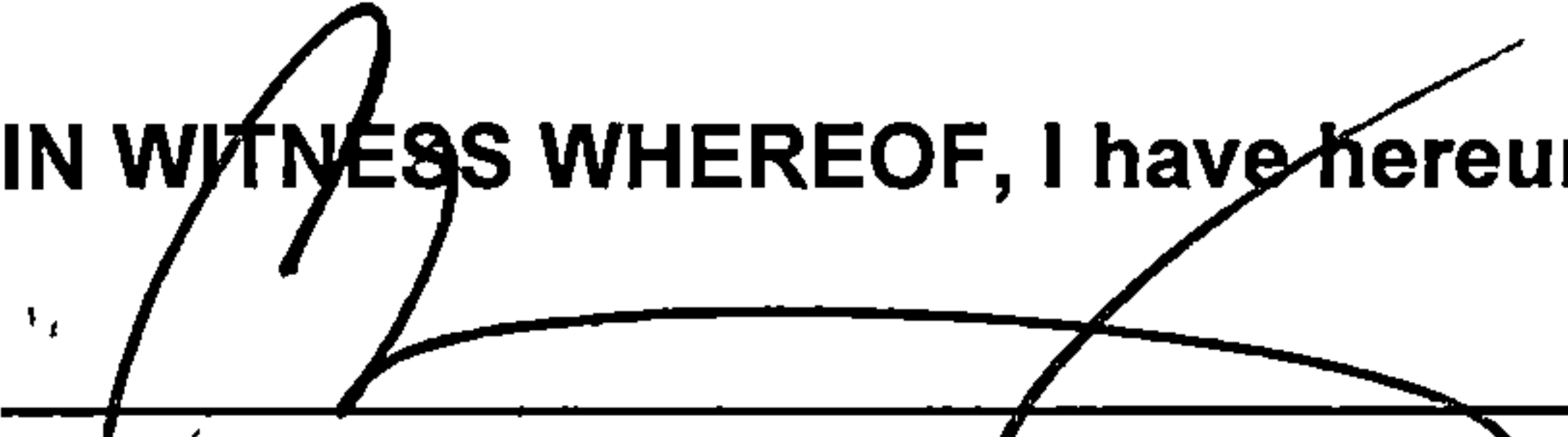

Ellis H. Till, III

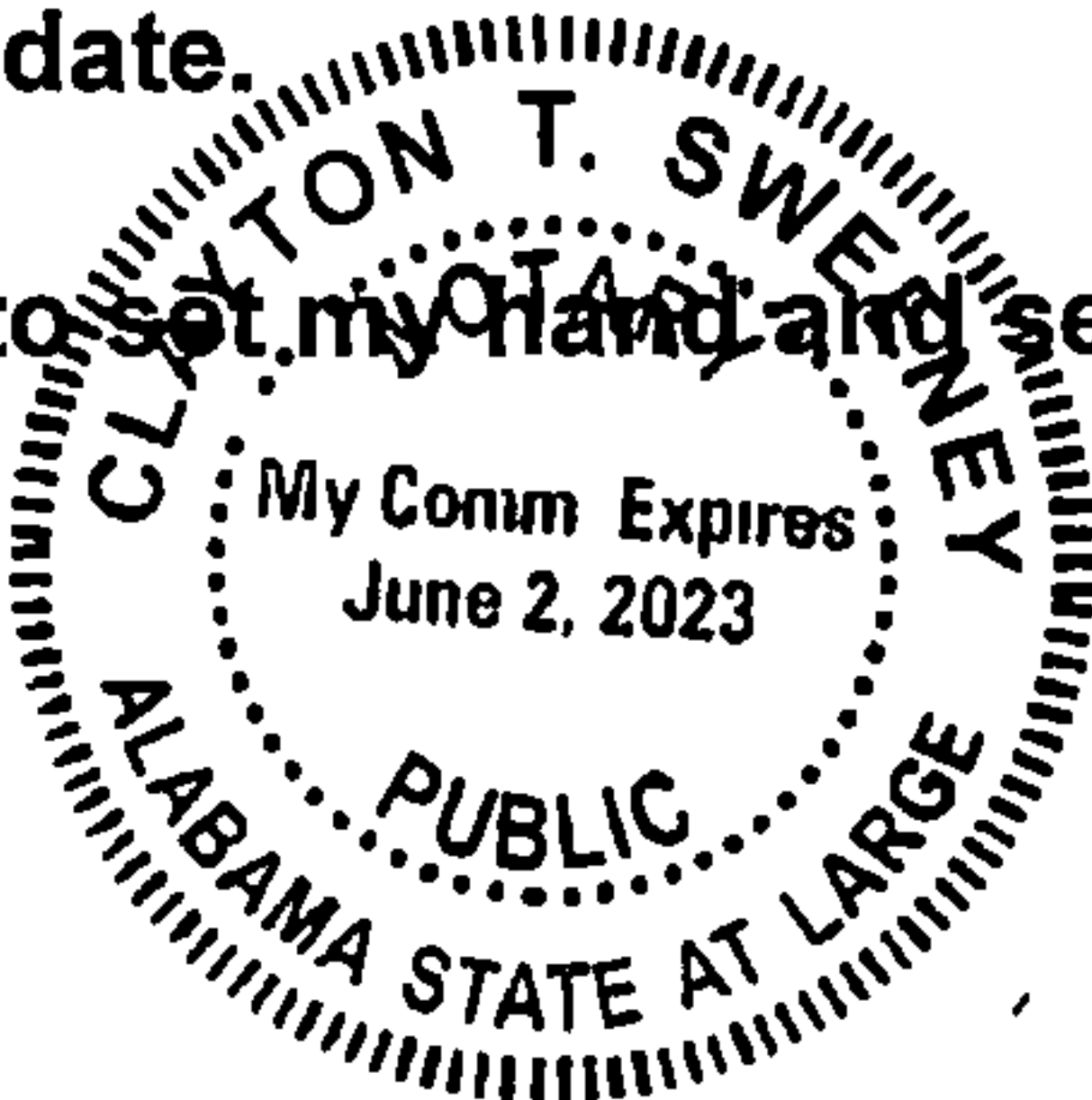

20220203000049700 1/2 \$76 00
Shelby Cnty Judge of Probate, AL
02/03/2022 11 35 09 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ellis H. Till, III, 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 he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of February, 2022.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Shelby County, AL 02/03/2022
State of Alabama
Deed Tax \$51 00

Real Estate Sales Validation Form

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

Grantor's Name Ellis H Till, III

Grantee's Name Ellis Hampton Till, IV and
Mary Katherine DiChiara Till

Mailing Address PO Box 1947
Pelham, AL 35124

Mailing Address 4652 Lake Valley Drive
Hoover, AL 35244

Property Address 4652 Lake Valley Drive
Hoover, AL 35244

Date of Sale February 1, 2022

Total Purchase Price \$ 255,000 00

Actual Value \$

or

Assessor's Market Value \$

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

☒ Closing Statement

☒ Appraisal/ Assessor's Appraised Value

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)

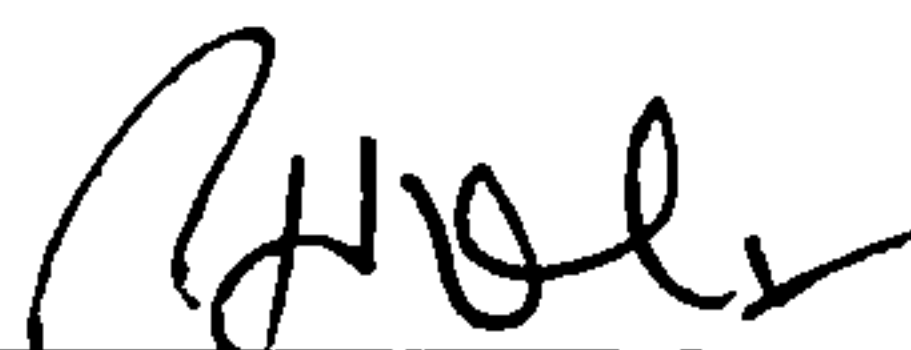
Date _____

Print Ellis H Till, III

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



20220203000049700 2/2 \$76 00
Shelby Cnty Judge of Probate, AL
02/03/2022 11 35 09 AM FILED/CERT