

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

SEND TAX NOTICE TO:
Joseph Matison Cox
Bridgett W. Cox
419 Appleford Road
Helena, AL 35080

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **IRA Innovations, LLC FBO Brett Winford IRA** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joseph Matison Cox and Bridgett W. Cox** (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 **Shelby County**, State of Alabama, to-wit:

Lot 919, according to the Final Plat of Riverwoods Eighth Sector, Phase II, Sector "F" as recorded in Map Book 45, Page 40 and Sector; "A" as recorded in Map Book 44, Page 124, respectively, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Property Address: **933 Long Street, Helena, AL 35080**

\$104,000.00 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 GRANTOR, for said GRANTOR, GRANTOR'S 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 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 GRANTOR will, and GRANTOR'S successors,, 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 its hand and seal this 5 day of May, 2022.

IRA Innovations, LLC FBO Brett Winford
IRA

Elisha Holcomb
By: Elisha Holcomb
Its Authorized Representative

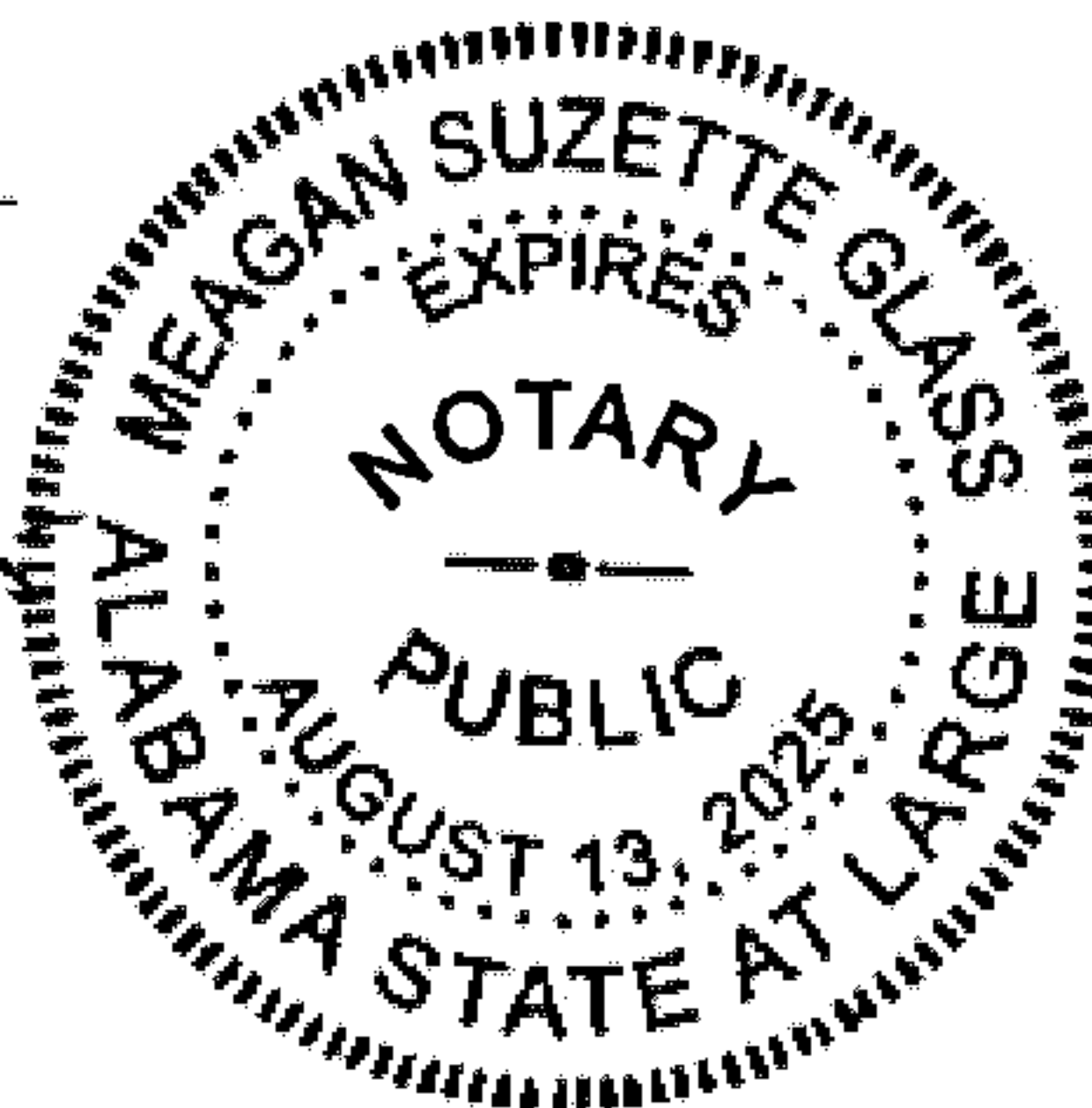
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elisha Holcomb whose name as Authorized Representative of IRA Innovations, LLC FBO Brett Winford IRA, 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/she signed his/her name as such _____ and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of May, 2022.

Meagan Suzette Glass

NOTARY PUBLIC
My Commission Expires: 8/13/2025

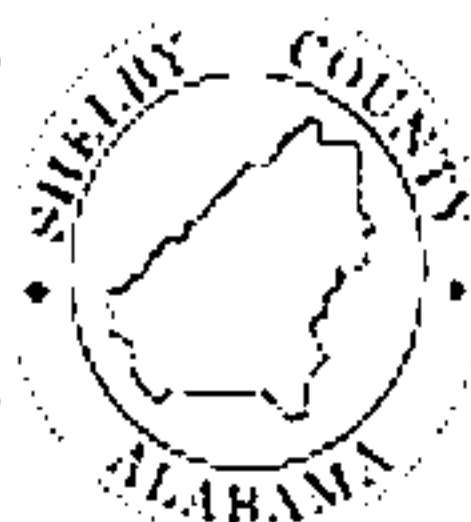


Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>IRA Innovations, LLC FBO Brett Winford IRA</u>	Grantee's Name	<u>Joseph Matison Cox and Bridgett W. Cox</u>
Mailing Address	<u>419 Appleford Road Helena, AL 35080</u>	Mailing Address	<u>P.O. Box 360750 Birmingham, AL 35236</u>
Property Address	<u>933 Long Street Helena, AL 35080</u>	Date of Sale	<u>May 5, 2022</u>
		Total Purchase Price	<u>\$130,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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

☐ Apprai
☐ Other: 

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2022 09:12:57 AM
\$54.00 JOANN
20220506000186030

☒ Closing Statement

Allen S. Bayl

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 5-5-2022 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1