

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:
Laura Brooke Bell and Jason Rose
3042 Crossings Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

**QUIT CLAIM DEED with
JOINT SURVIVORSHIP RIGHTS**

consideration \$180,400.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN and NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Laura Brooke Bell and spouse, Jason Rose** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Laura Brooke Bell and Jason Rose** (hereinafter referred to as GRANTEEES), 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 34, according to the Survey of Caldwell Crossings, as recorded in Map Book 29,
Page 9, in the Probate Office of Shelby County, Alabama.**

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

Property Address: **3042 Crossings Drive, Birmingham, AL 35242**

\$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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

20220603000223160 06/03/2022 09:01:59 AM QCDEED 2/3

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 2nd day of June, 2022.



Laura Brooke Bell



Jason Rose

STATE OF Alabama
COUNTY OF Jefferson

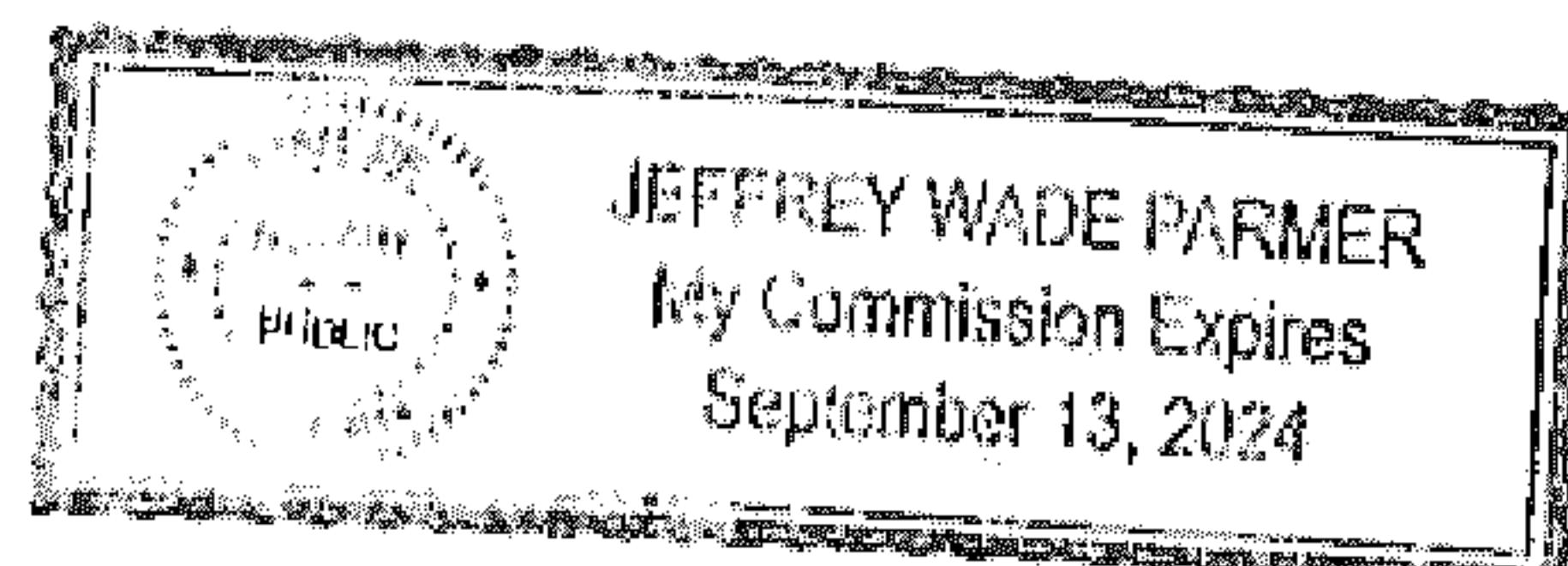
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Laura Brooke Bell** and **Jason Rose** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of July, 2022.



NOTARY PUBLIC

My Commission Expires: 9/30/24



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

Grantor's Name Laura Brooke Belle
 Mailing Address Jason Rose
3042 Crossings Drive
Birmingham, AL 35242

Grantee's Name Laura Brooke Bell
 Mailing Address Jason Rose
3042 Crossings Drive
Birmingham, AL 35242

Property Address 3042 Crossings Drive
Birmingham, AL 35242

Date of Sale 6-2-2022
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 180,400.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2022 09:01:59 AM
 \$208.50 JOANN
 20220603000223160

The purchase price or actual value is \$180,400.00. 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
 Other 1/2 tax 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 6-2-2022

Print Jeff W. Farmer

Unattested

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

(verified by)

circle one

Form RT-1