

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2022-402

Send Tax Notice To:
Savannah Tudisco Drake and
Kevin Howard Drake
1016 Waterford Trail
Calera, AL 35040

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jackie Ann Davis, a/an unmarried woman, and Elizabeth N. Trucks a/k/a Elizabeth A. Newman, a/an unmarried woman,** by and through **Jackie A. Davis, her Attorney-In-Fact,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Savannah Tudisco Drake and Kevin Howard Drake,** (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 394, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

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

\$240,562.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

VIRGIL O. TRUCKS (GRANTEE IN DEED RECORDED IN INSTRUMENT NO. 20030318000164310 IS DECEASED. HAVING DIED ON OR ABOUT MAY 23, 2013.

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, 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 GRANTEES and with GRANTEES' 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 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; and that GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals, this the 30th day of June, 2022.

Jackie Ann Davis

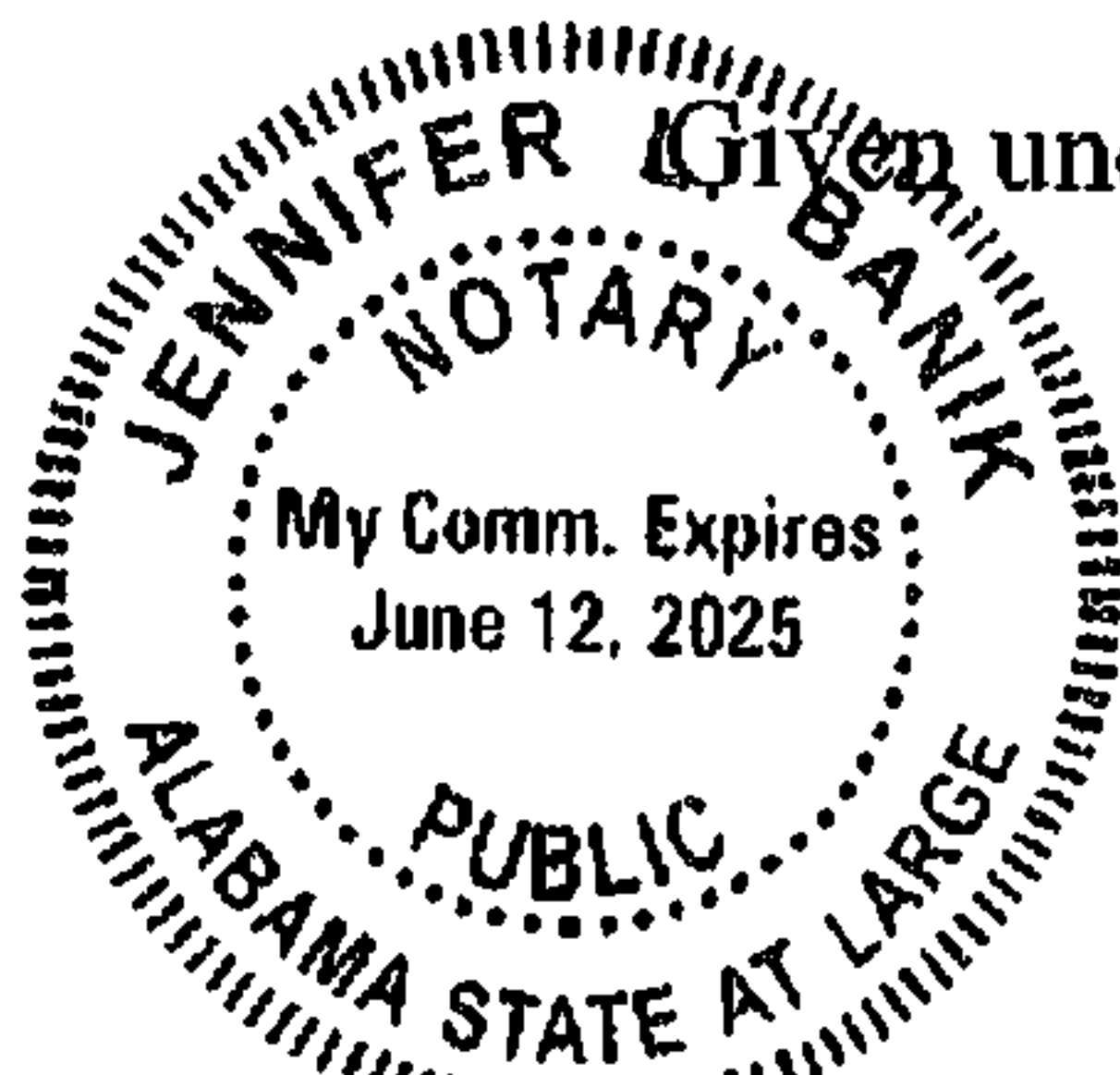
Jackie Ann Davis

Elizabeth N. Trucks aka Elizabeth A. Newman by Jackie A. Davis Attorney-in-Fact
Elizabeth N. Trucks a/k/a Elizabeth A. Newman
by Jackie A. Davis, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

)
)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jackie Ann Davis**, 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 conveyance, she has executed the same voluntarily on the day the same bears date.



STATE OF ALABAMA
COUNTY OF JEFFERSON

Given under my hand and official seal, this 30th day of June, 2022.
[Signature]

NOTARY PUBLIC
My Commission Expires: _____

)
)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Jackie A. Davis**, whose name as ATTORNEY IN-FACT for **Elizabeth N. Trucks a/k/a Elizabeth A. Newman** is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, she as such ATTORNEY-IN-FACT and with full authority, executed the same voluntarily for and as the act of **Elizabeth N. Trucks a/k/a Elizabeth A. Newman**.

Given under my hand and official seal, this 30th day of June, 2022.



[Signature]

NOTARY PUBLIC
My Commission Expires: _____

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

Grantor's Name Elizabeth N. Trucks and Jackie Ann Davis
 Mailing Address 1016 Waterford Trail
Calera, AL 35040

Grantee's Name Savannah Tudisco Drake and Kevin
Howard Drake
 Mailing Address 1016 Waterford Trail
Calera, AL 35040

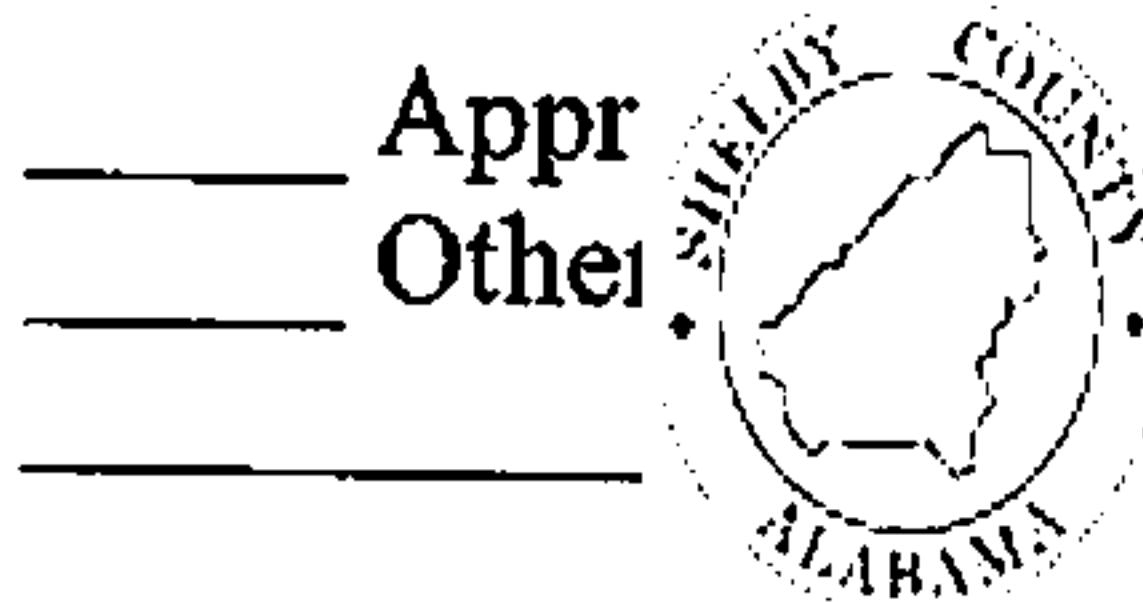
Property Address 1016 Waterford Trail
Calera, AL 35040

Date of Sale June 30, 2022
 Total Purchase Price \$245,000.00
 Or
 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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2022 09:33:46 AM
 \$33.50 JOANN
 20220701000262070

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 6/30/22

Print

Hannah S. Mendheim

☐ Unattested

AS

Sign

Hannah S. Mendheim