

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:
Jimmy A. Smith
Kathleen S. Smith
3752 Crossings Crest
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED EIGHTY ONE THOUSAND AND 00/100 (\$481,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Barron Patton Melton as Personal Representative of the Estate of Susan Varnon Davis, deceased, Probate Case No. PR-2022-000610 and Barron Patton Melton, a married man, as sole devisee of the Estate of Susan Varnon Davis, deceased, Probate Case No. PR-2022-000610 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, Jimmy A. Smith and Kathleen S. Smith (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 Shelby County, State of Alabama, to-wit:

Lot 188, according to the Survey of Phase One Caldwell Crossings, 2nd Sector, as recorded in Map Book 30, Page 116, 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.

The property described herein does not constitute the homestead of the Grantor Barron Patton Melton nor that of his spouse.

Property Address: 3752 Crossings Crest, 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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 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

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County; and that GRANTORS will, and GRANTORS' successors,, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **2nd day of August, 2022.**

**The Estate of Susan Varnon Davis, deceased,
Probate Case No. PR-2022-000610**

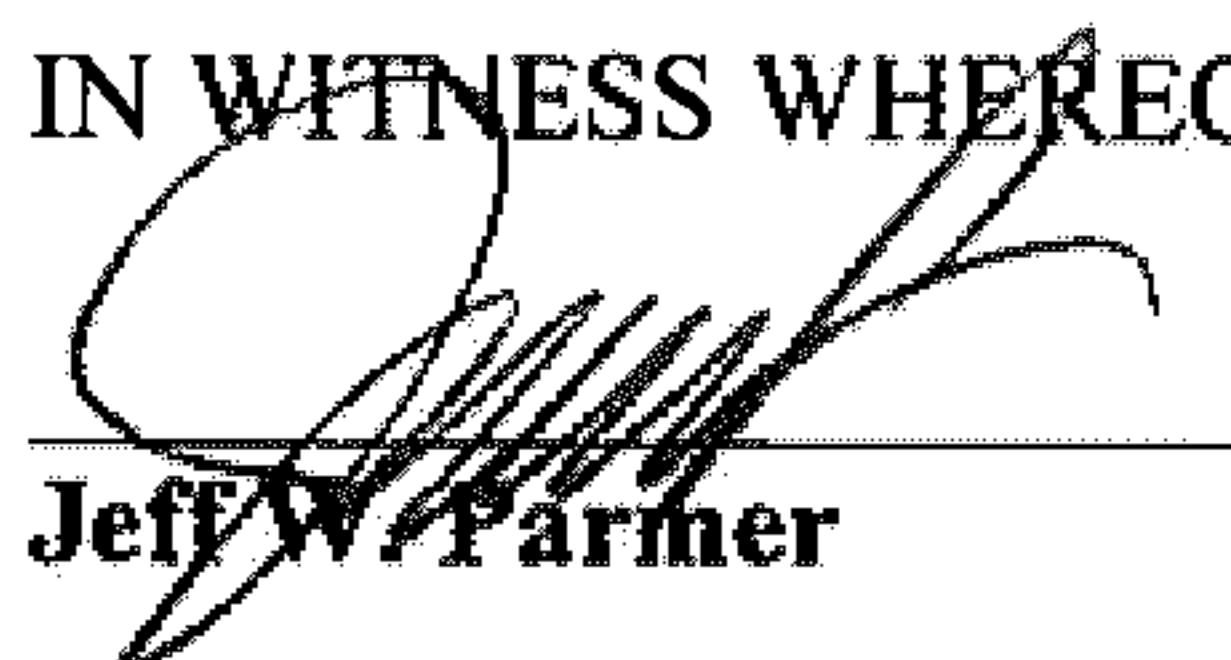


**By: Barron Patton Melton
Its Personal Representative**

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Barron Patton Melton** whose name as Personal Representative **the Estate of Susan Varnon Davis, deceased, Probate Case No. PR-2022-000610**, 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 Personal Representative and sole devisee and with full authority on the day the same bears date.

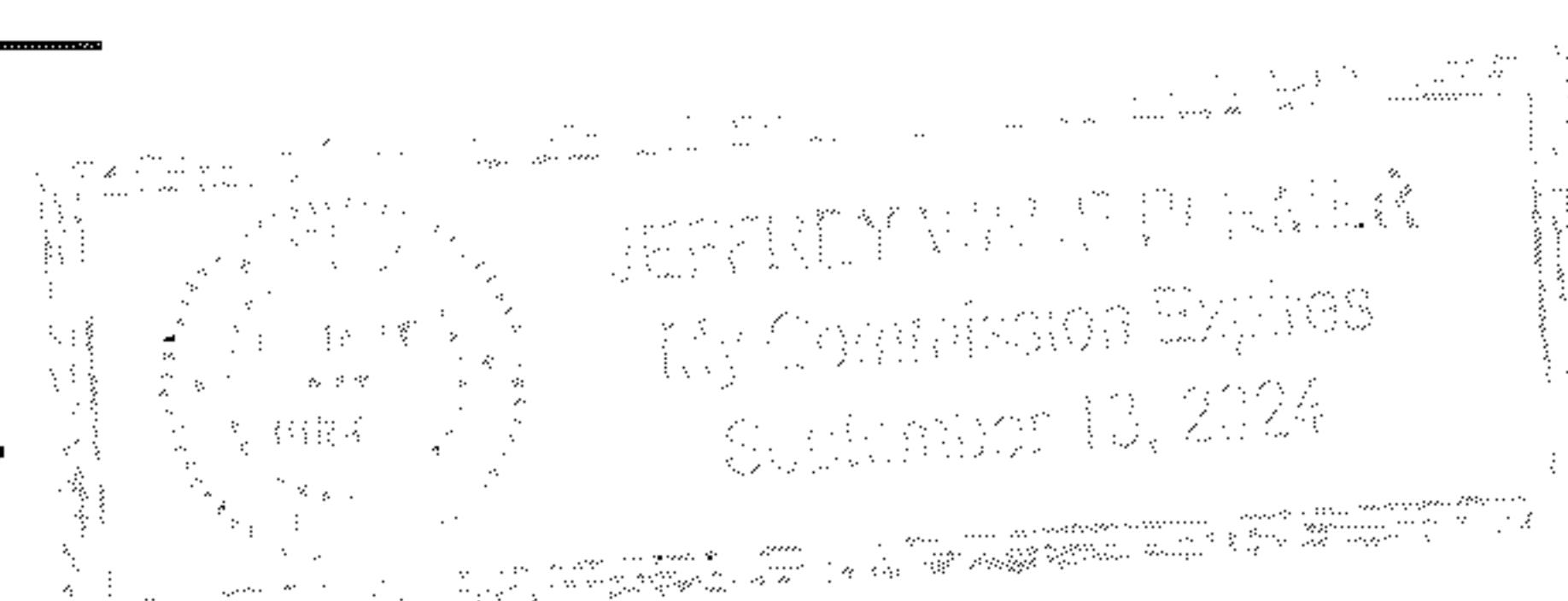
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **2nd day of August, 2022.**



Jeff W. Farmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



Barron Patton Melton

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Barron Patton Melton whose name is signed to the foregoing conveyance and who is known to me, acknowledged

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before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name
voluntarily on the day the same bears date.

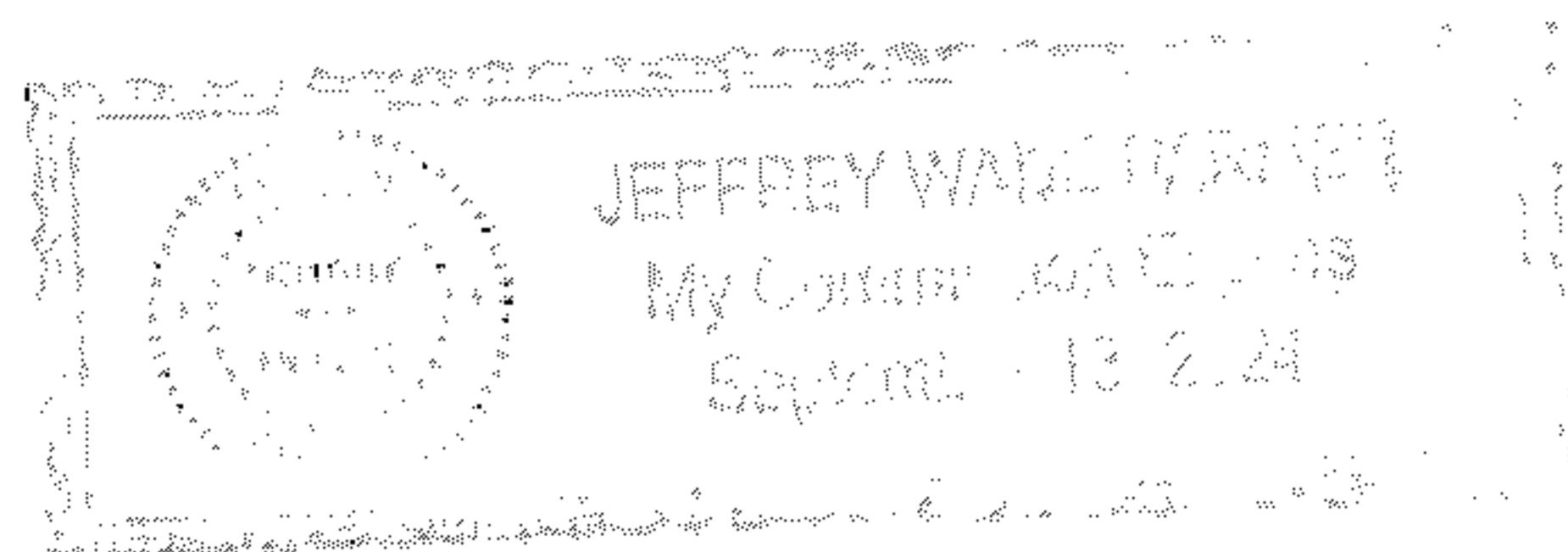
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of August, 2022.



Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2024



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>Barron Patton Melton, Personal Representative</u> | Grantee's Name | <u>Jimmy A. Smith and Kathleen S. Smith</u> |
| and sole devisee of The Estate of Susan Varnon Davis, deceased. | | Mailing Address | <u>3752 Crossings Crest</u> |
| Probate Case No. PR-2022-000610 | | | <u>Birmingham, AL 35242</u> |
| Mailing Address | <u>2609 October Drive</u> | Date of Sale | <u>August 2, 2022</u> |
| | <u>Adamsville, AL 35005</u> | Total Purchase Price | <u>\$481,000.00</u> |
| Property Address | <u>3752 Crossings Crest</u> | Or | |
| | <u>Birmingham, AL 35242</u> | 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

Appraisal
 Other:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2022 08:18:37 AM
\$512.00 JOANN
20220803000302890

Closing Statement

Allen S. Baylor

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 8-2-2022 Print Jeff W. Parmer

Unattested
(verified by)

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