20220815000318260 1/2 $1303.00
Shelby Cnty Judge of Probate, AL
08/15/2022 10:55:35 AM FILED/CERT

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

Send Tax Notice To:
Rosemary J. Smith and
Robert C. Smith, Trustees of the
Smith Living Trust dated May 11, 2015
805 Bishops Court
Birmingham, AL 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Two Hundred Seventy-Five Thousand and 00/100 ($1,275,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John H. Emmel and wife, Kelly M. Breckenridge,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rosemary J. Smith and Robert C. Smith, as Trustees of the Smith Living Trust, dated May 11, 2015,** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 6A, according to the Resurvey of Lots 5 and 6, Greystone 8th Sector Phase I, as recorded in Map Book 23, Page 54, 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.

Rosemary J. Smith is one and the same person as Rosemary Smith.

Robert C. Smith is one and the same person as Robert Smith

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 successors and assigns, in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors 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; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **12th** day of **August**, **2022.**

John H. Emmel

Kelly M. Breckenridge

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John H. Emmel, and wife Kelly M. Breckenridge , 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 06-02-2023

CLAYTON T. SWEENEY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
My Comm. Expires
June 2, 2023

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 08/15/2022
State of Alabama
Deed Tax:$1275.00

20220815000318260 2/2 $1303.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name	John H. Emmel and Kelly M. Breckenridge	Grantee's Name	Rosemary J. Smith and Robert C. Smith, as Trustees of the Smith Living Trust, dated May 11, 2015
Mailing Address	6724 Highmeadow Dr SW Byron Center, MI 49315	Mailing Address	805 Bishops Court Birmingham, AL 35242
Property Address	805 Bishops Court Birmingham, AL 35242	Date of Sale	August 12, 2022

Total Purchase Price $ 1,275,000.00

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
- ☐ Appraisal/ Assessor's Appraised Value
- ☐ Other – property tax redemption

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 John H. Emmel and Kelly M. Breckenridge

_____Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

1/2574676.1

Form RT-1