

THIS INSTRUMENT PREPARED BY:

Alan C. Keith

Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Pamela Moujdi

Younes Moujdi

651 9th Street Southwest
Alabaster, AL 35007

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Estate of Mary Green Young, Deceased Probate Case No. PR-2022-000507, William P. Young, Jr., a married person, and Gregory Arnold Young, a married person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Pamela Moujdi and Younes Moujdi** (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 9 of Block 1 of Fall Acres Subdivision of Alabaster, Alabama, situated in the South Half of the NW 1/4 of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 4, Page 36 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.

William P. Young, the Personal Representative, is one and the same as William P. Young, Jr., grantor.

Mary Green Young was one and the same as Mary M. Young, one of the grantee's in deed recorded in Book 246, page 591, the other grantee, William P. Young, having died February 19, 2009.

This property is not the homestead of the married grantors, nor of their spouses.

Property Address: **651 9th Street Southwest, Alabaster, AL 35007**

\$0.00 of the above-recited purchase price was paid from a mortgage loan

Closed simultaneously herein.

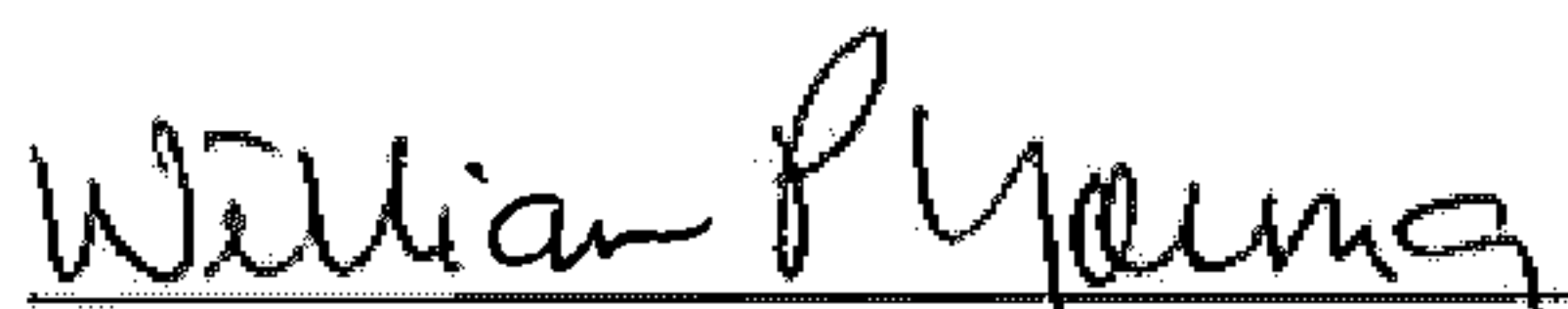
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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,

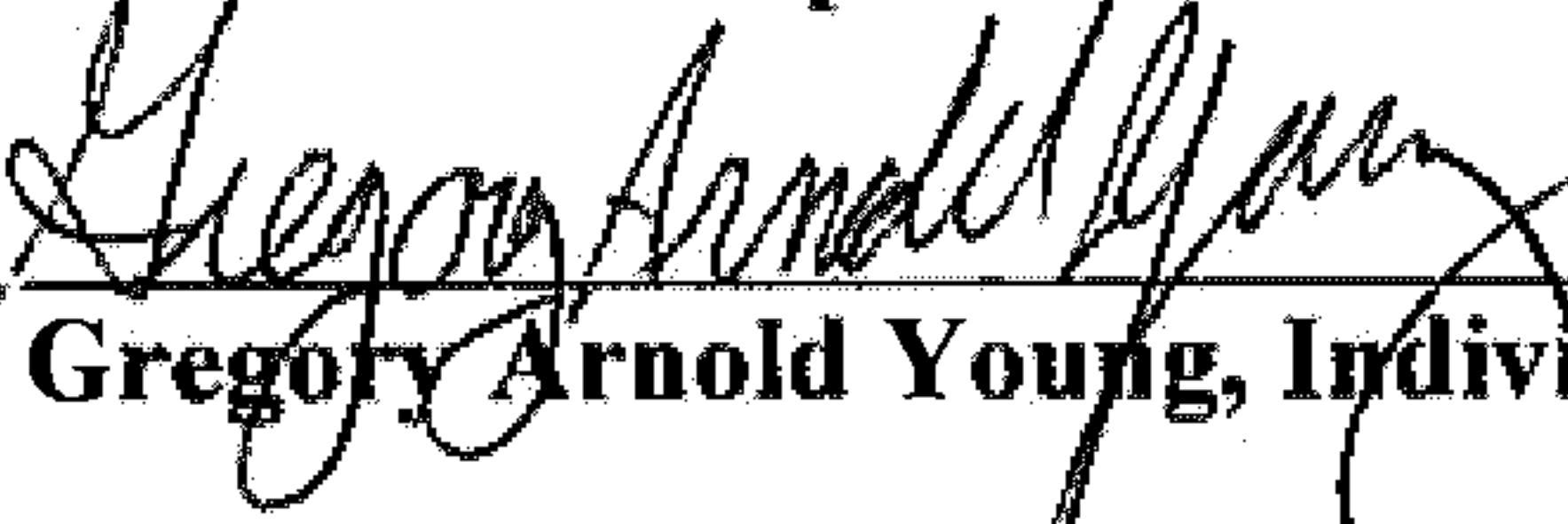
if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set its hand and seal this **9th day of September, 2022.**

The Estate of Mary Green Young, Deceased
Probate Case No. PR-2022-000507


By: **William P. Young**
Its Personal Representative

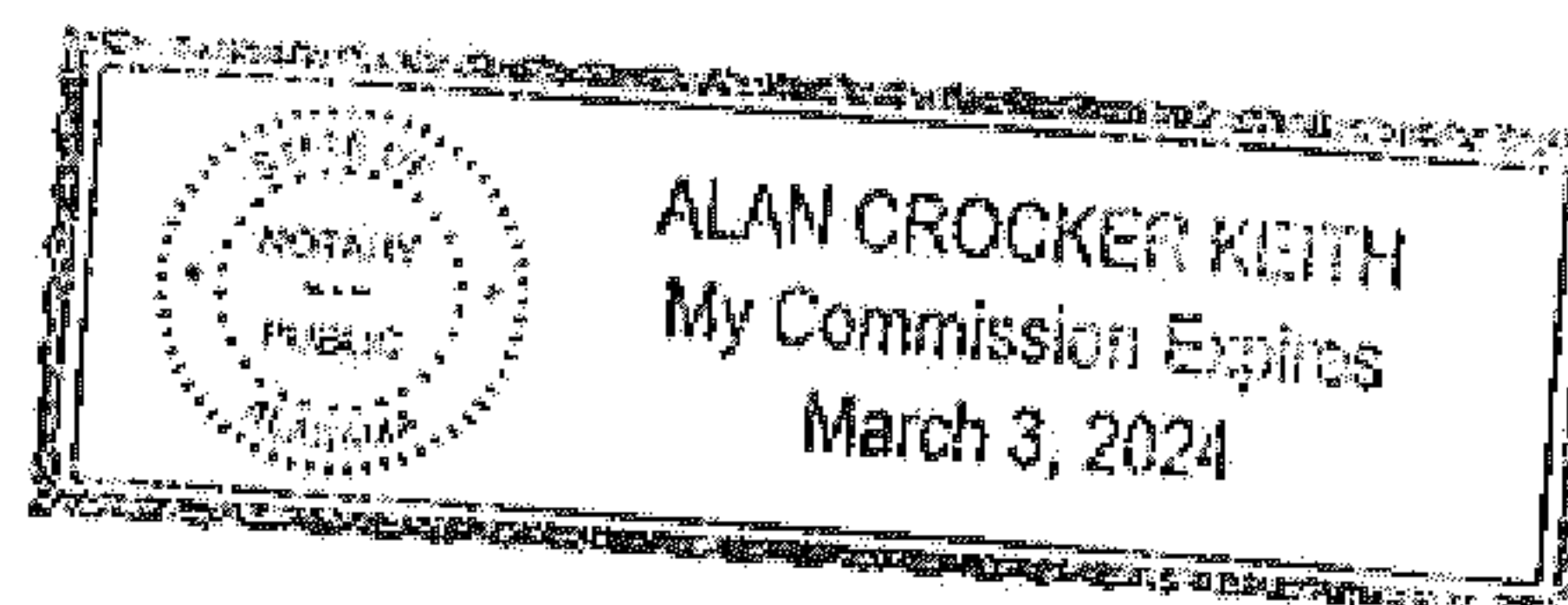

Gregory Arnold Young, Individually


William P. Young, Jr., Individually

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

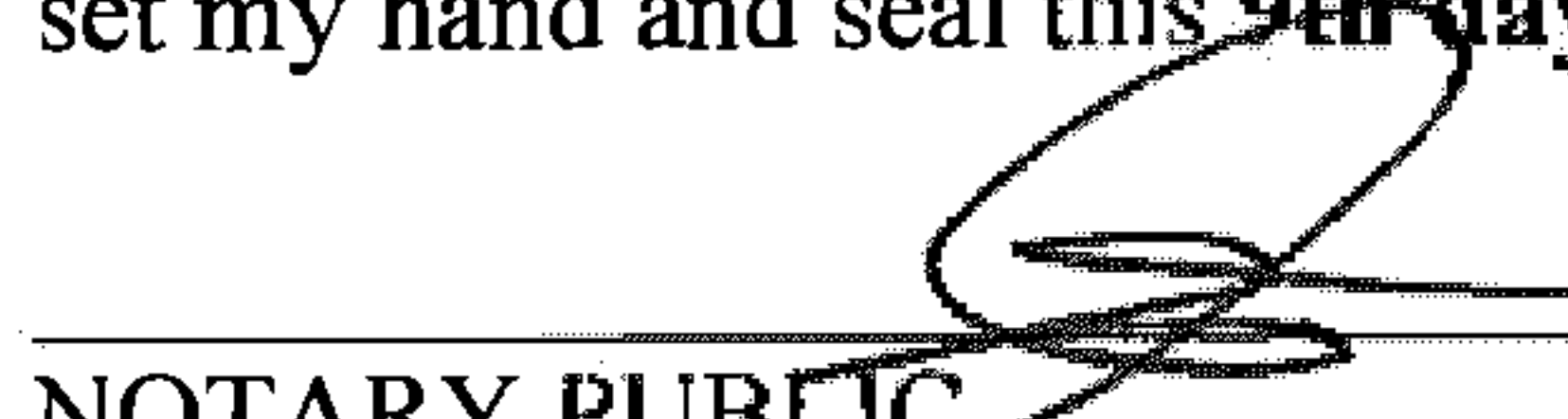
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William P. Young** whose name as **Personal Representative**. of **The Estate of Mary Green Young, Deceased Probate Case No. PR-2022-000507**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name as such Officer and with full authority on the day the same bears date. IN WITNESS WHEREOF, I have hereunto set my hand and seal this **9th day of September, 2022.**

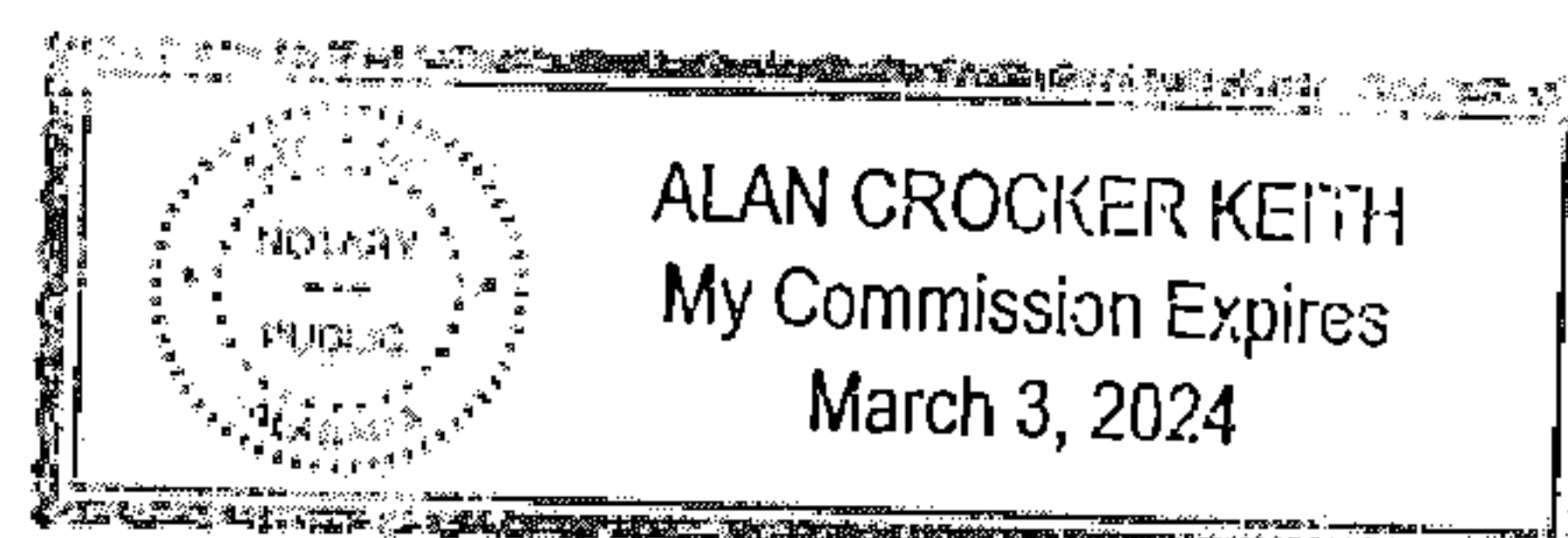

NOTARY PUBLIC
My Commission Expires: **03/03/2024**



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William P. Young, Jr., and Gregory Arnold Young**, 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 **9th day of September, 2022.**


NOTARY PUBLIC
My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name William P. Young, Personal Representative of
The Estate of Mary Green Young, Deceased Probate Case No. PR-
2022-000507Mailing Address 565 Thorn Berry Lane
Birmingham, AL 35242Property Address 651 9th Street Southwest
Alabaster, AL 35007Grantee's Name Pamela Moujdi and Younes Moujdi
Mailing Address 651 9th Street Southwest
Alabaster, AL 35007Date of Sale September 9, 2022
Total Purchase Price \$230,000.00Or
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☐ Appraisal
☐ Other: Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2022 08:31:29 AM
\$260.00 JOANN
20220912000352590☒ Closing Statement

Alan S. Byrd

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 9-9-2022 Print Alan C. Keith☐ Unattested

(verified by)

Sign

Alan C. Keith

(Grantor/Grantee/Owner/Agent) circle one