



20221006000381850 1/3 \$313.50
Shelby Cnty Judge of Probate, AL
10/06/2022 11:33:12 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:
Matthew David Piell and Jenny Lynn Piell
471 Lake Providence
Leeds, AL 35094

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Fifteen Thousand and 00/100 (\$815,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Judith B. Groover, a single woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Matthew David Piell and Jenny Lynn Piell**, (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:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:
Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.

Existing covenants and restrictions, easements, building lines and limitations of record.

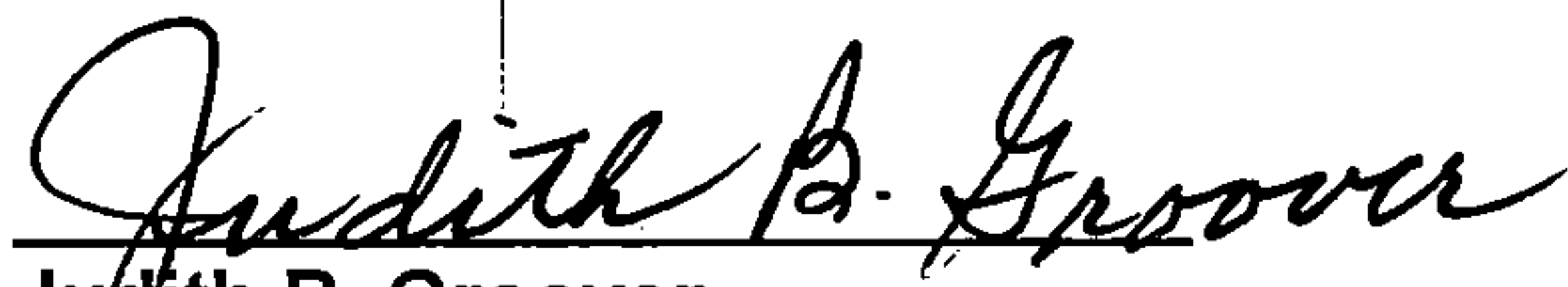
\$529,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Judith B. Feltman is one and the same person as Judith B. Groover.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 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 GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S 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.

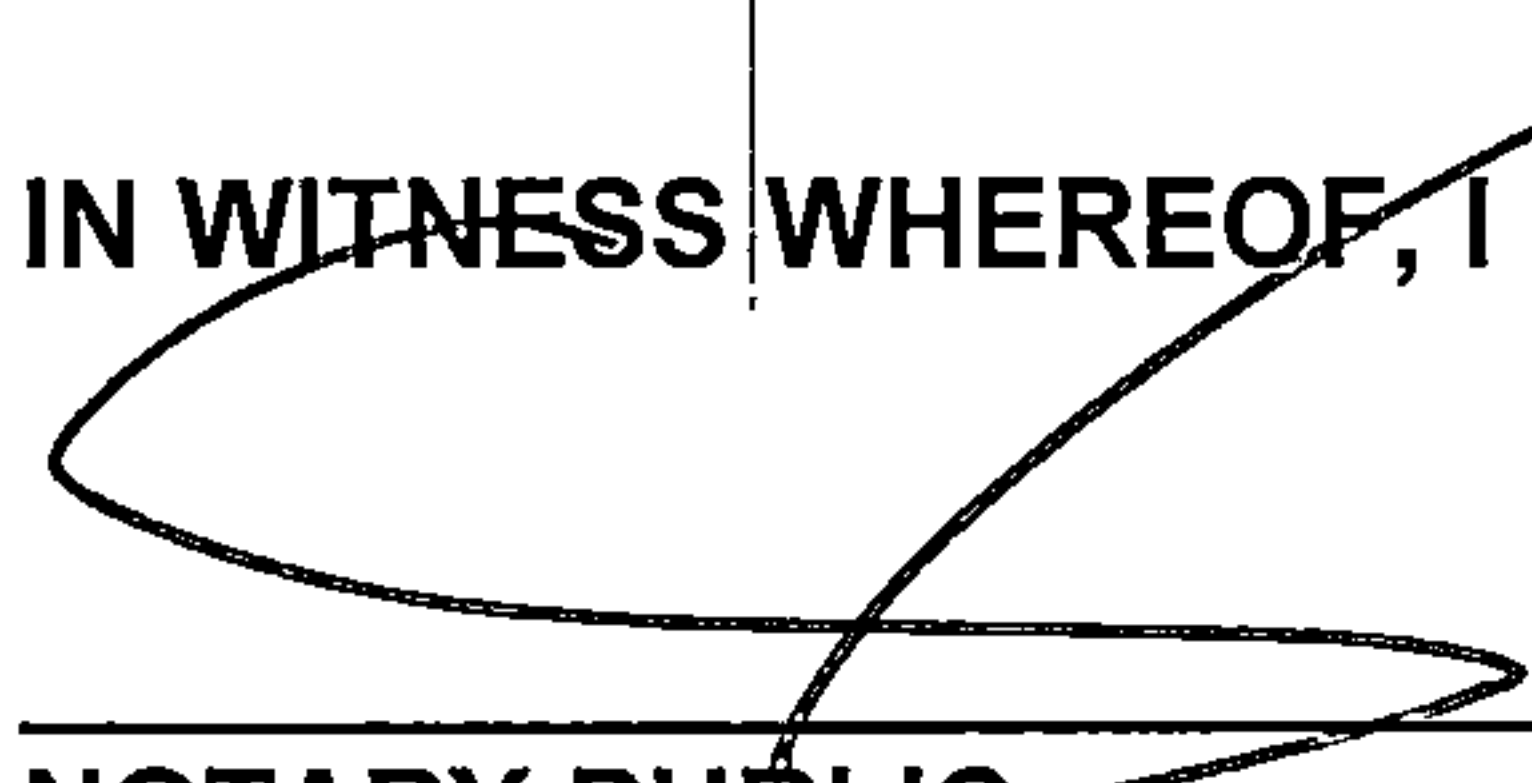
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **4th** day of **October, 2022**.


Judith B. Groover

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Judith B. Groover, a single woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of October, 2022.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Shelby County, AL 10/06/2022
State of Alabama
Deed Tax: \$285.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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LEGAL DESCRIPTION
EXHIBIT "A"

A part of Lot 10B according to the Resurvey Lots 2, 10 & Common Area, Lake Providence, as Residential Subdivision as recorded in Map Book 36, Page 76 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at a pine knot in place accepted as the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East, Shelby County Alabama, thence proceed South 65 degrees, 03 minutes, 47 seconds East for a distance of 375.15 feet to the POINT OF BEGINNING; from this beginning point proceed South 49 degrees, 49 minutes, 20 Seconds East for a distance of 763.40 feet; thence proceed North 36 degrees, 46 minutes, 15 seconds East for a distance of 619.09 feet; thence proceed North 68 degrees, 38 minutes, 15 seconds West for a distance of 405.35 feet to a point on the North boundary of said Section 7; thence proceed North 89 degrees, 33 minutes, 17 seconds West along the North boundary of said Section 7 for a distance of 387.92 feet; thence proceed South 50 degrees, 44 minutes, 10 seconds West a distance of 243.43 feet to the point of beginning. Being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East.

Plus a strip of land being 15 feet in equal width on the South side of the following described line: Commence at a 3" pipe in place being the Northwest corner of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 48 minutes 08 seconds East along the North boundary of said Section 8 for a distance of 951.01 feet to the point of beginning, From this beginning point proceed North 88 degrees 48 minutes 08 seconds West along the North boundary of said Section 8 for a distance of 951.01 feet; thence proceed North 89 degrees 33 minutes 17 seconds West along the North boundary of Section 7 for a distance of 481.49 feet,

Together with a 15 foot easement for ingress and egress lying 15 feet North of the following described line: Commence at a pine knot in place accepted as the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East, Shelby County Alabama, thence proceed: South 65 degrees, 03 minutes, 47 seconds East for a distance of 375.15 feet; thence proceed South 49 degrees, 49 minutes, 20 Seconds East for a distance of 763.40 feet; thence North 49 degrees 49 minutes 20 seconds West for a distance of 15 feet to point of beginning; thence turn left 90 degrees and run 350 degrees, more or less, to the East line of Common Drive Way No. I as established in Declaration of Easements, Protective Covenants and Restrictions for Lake Providence, recorded in Instrument # 1998-31129, amended in Instrument # 1998-44047, said point being the terminus of said easement. Situated in Shelby County, Alabama.

Less and Except any portion of subject property situated in Lot IOA, Resurvey Lots 2, 10 & Common Area, Lake Providence, as Residential Subdivision as recorded in Map Book 36, Page 76 in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name	Judith B. Groover	Grantee's Name	Matthew David Piell and Jenny Lynn Piell
Mailing Address	127 Maddie Ridge Road Meridianville, AL 35759	Mailing Address	471 Lake Providence Leeds, AL 35094
Property Address	471 Lake Providence Leeds, AL 35094	Date of Sale	October 4, 2022
		Total Purchase Price	\$ 815,000.00
		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 | ☐ Appraisal/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Other – property tax redemption |
| ☐ Closing Statement | |

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 10-4-22

Print Judith B. Groover

Sign Judith B. Groover
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)