

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2022-589

Send Tax Notice To:
Bradford Taylor and Amy Marie Taylor
2834 Adams Street
Helena, AL 35080

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY THREE THOUSAND AND 00/100 (\$283,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Patricia Bearden Parrish, an unmarried person by and through her attorney-in-fact Sabra Calamusa and Kimberly Paige Hofer, a married person,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Bradford Taylor and Amy Marie Taylor,** (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:

LOTS 4 AND 5, IN BLOCK 1, SHELENA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 25, 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.

\$166,970.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property has never been the homestead of Kimberly Paige Hofer or her spouse.

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.

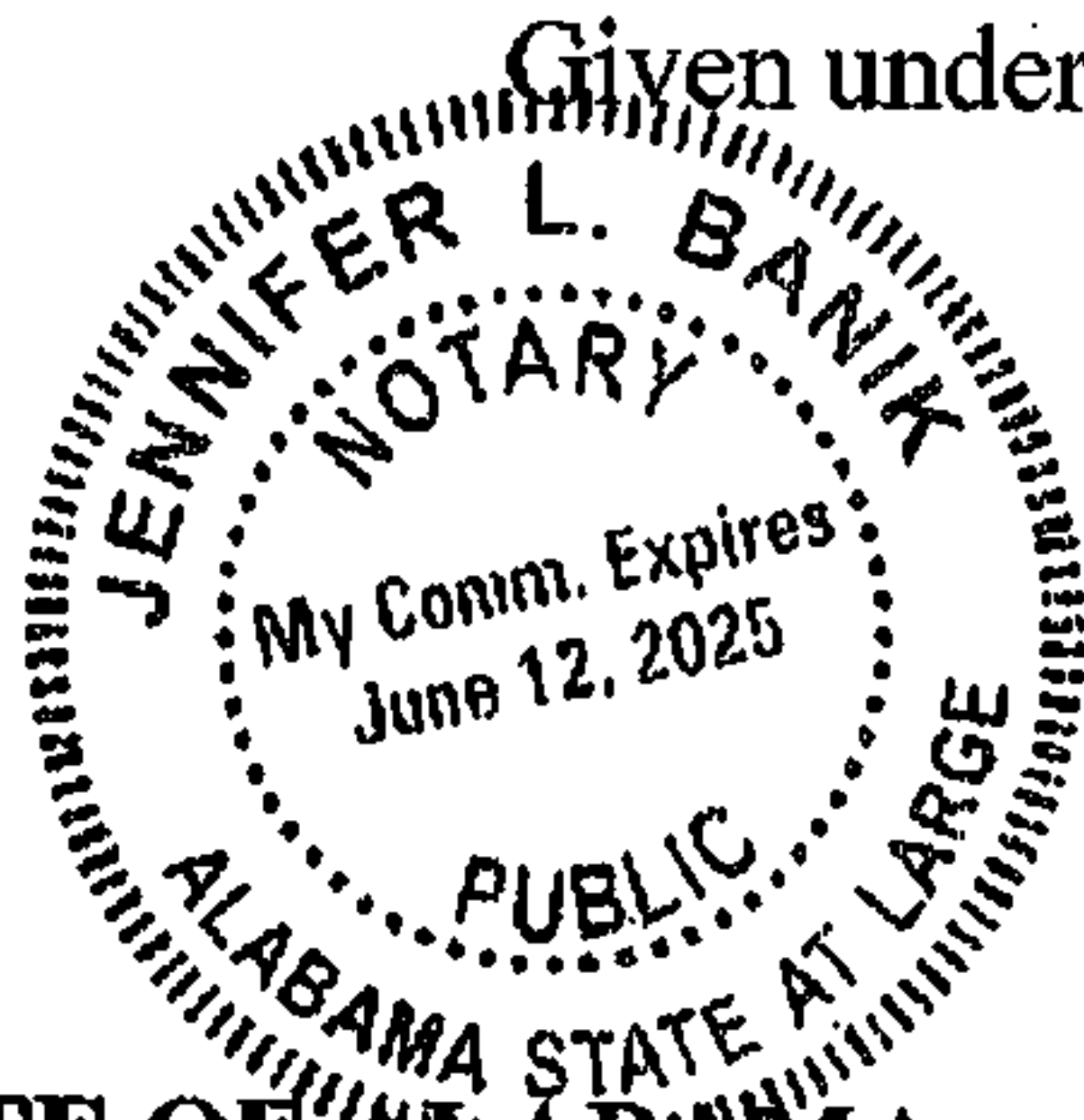
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 26th day of October, 2022.

Patricia Bearden Parrish by Sabra Calamusa, Attorney-In-Fact
Patricia Bearden Parrish by Sabra Calamusa, Attorney-In-Fact
Kimberly Paige Hofer
Kimberly Paige Hofer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **Sabra Calamusa**, whose name as Attorney in Fact for **Patricia Bearden Parrish**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 26th day of October, 2022.



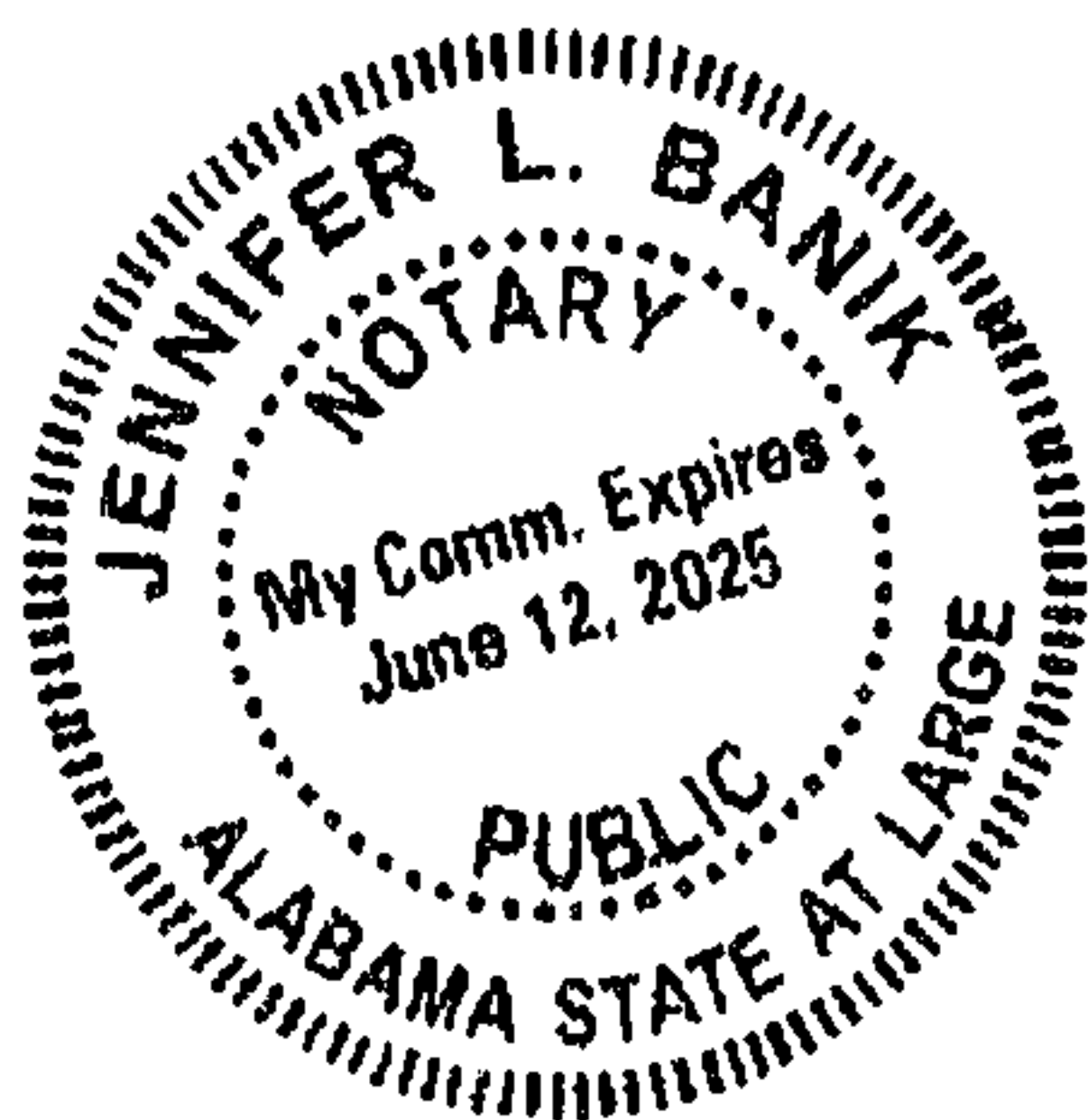
[Signature]

Notary Public
My commission expires: _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **Kimberly Paige Hofer**, who is is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 26th day of October, 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 Patricia Bearden Parrish and Kimberly Paige Hofer
Mailing Address 2834 Adams St Helena AL 35080
Property Address 2834 Adams Street Helena, AL 35080

Grantee's Name Bradford Taylor and Amy Marie Taylor
Mailing Address 2834 Adams St Helena AL 35080
Date of Sale October 26, 2022
Total Purchase Price \$283,000.00
Actual Value \$
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, 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 10.26.22 Print Jennifer L. Benik

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 08:53:24 AM
\$144.50 BRITTANI
20221027000403410

Allen S. Boyd