

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2022-762

Send Tax Notice To:  
BLAKE HARRIS and ELIZABETH DANIELLE  
HARRIS  
608 Forest Lakes Drive  
Sterrett, AL 35147

### JOINT SURVIVORSHIP DEED

STATE OF ALABAMA     )  
SHELBY COUNTY     )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00), and other **good** and valuable consideration, this day in hand paid to the undersigned GRANTORS, **ANDREW T. HILL, COURTNEY HILL, HUSBAND AND WIFE, and BETTY W. ZETTLER, A MARRIED WOMAN, BY AND THROUGH HER ATTORNEY-IN-FACT, ANDREW T. HILL** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **BLAKE HARRIS and ELIZABETH DANIELLE HARRIS**, (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:

Lot 3, according to the Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, Page 94, in the Office of the Judge of Probate 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.

\$212,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The above referenced property is not the homestead of Betty W. Zettler 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 29th day of November, 2022.

  
\_\_\_\_\_  
ANDREW T. HILL

  
\_\_\_\_\_  
COURTNEY HILL

BETTY W. ZETTLER, BY AND THROUGH HER ATTORNEY-IN-FACT, ANDREW T. HILL

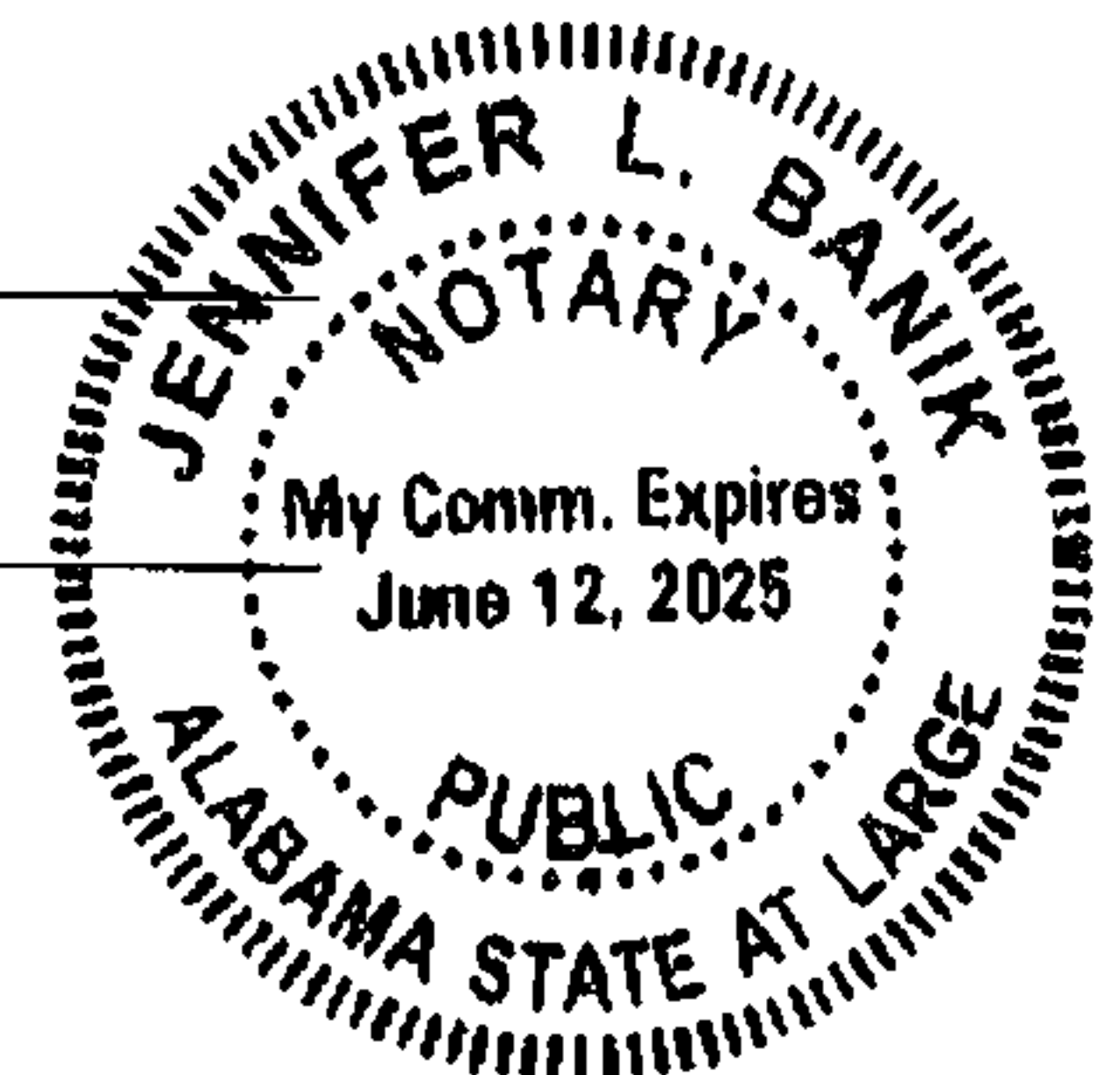
**BETTY W. ZETTLER, BY AND THROUGH HER ATTORNEY-IN-FACT, ANDREW T. HILL**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ANDREW T. HILL AND COURTNEY HILL**, 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of November, 2022.

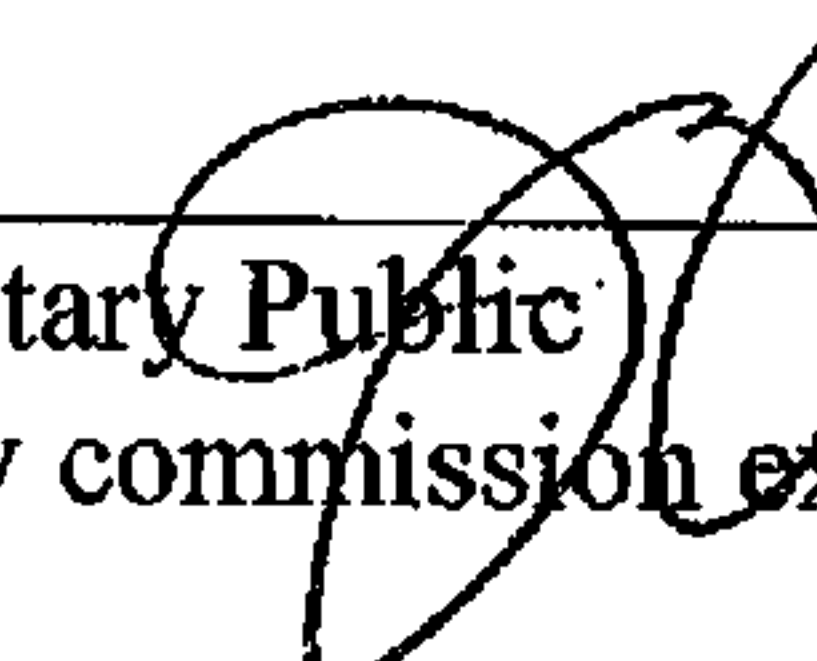
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

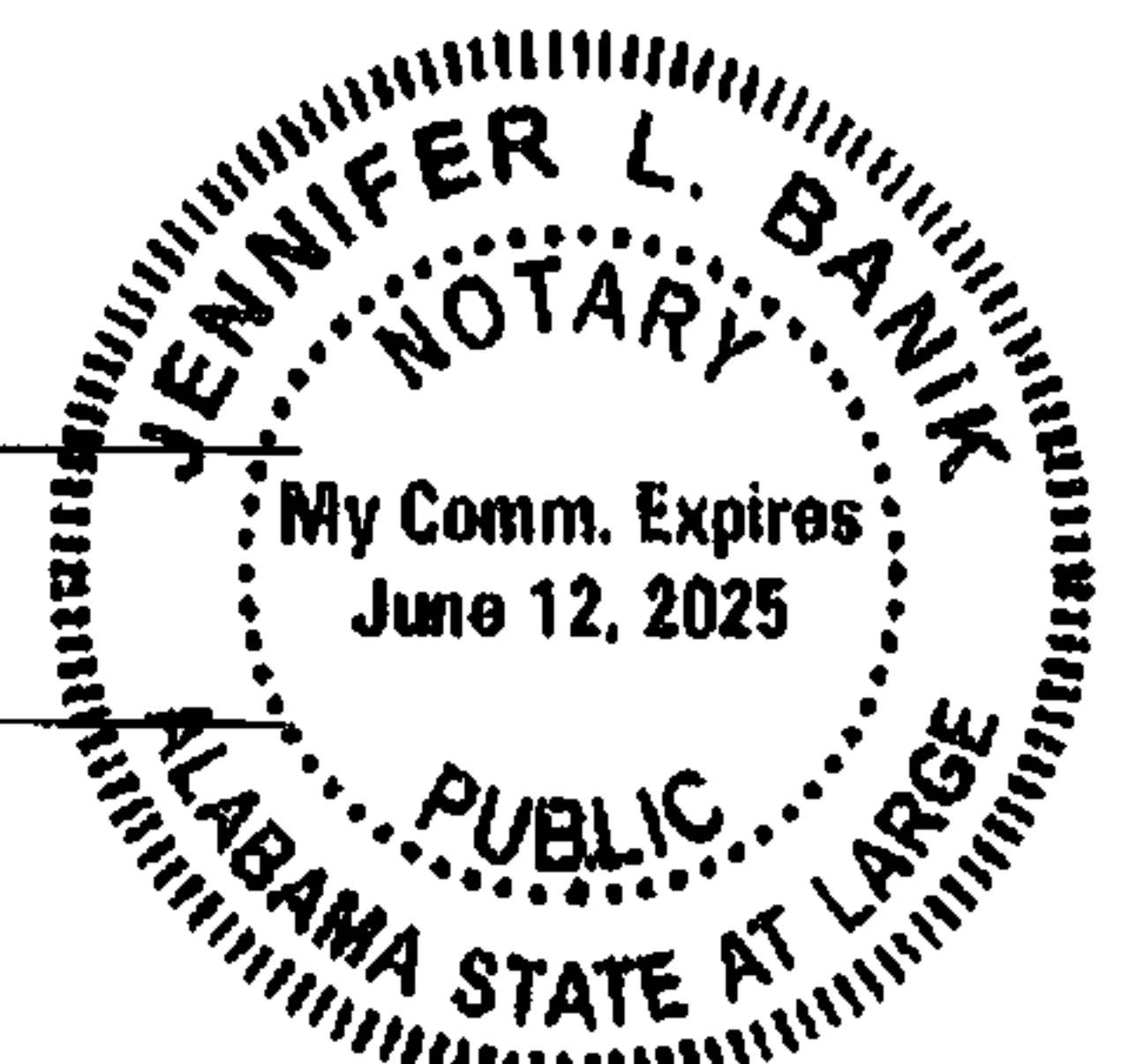


STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that, **ANDREW T. HILL** whose name as Attorney in Fact for **BETTY W. ZETTLER**, 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, he in his 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 29 day of November, 2022.

  
\_\_\_\_\_  
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 ANDREW T. HILL, COURTNEY HILL, and BETTY W. ZETTLER

Mailing Address 608 Forest Lakes Dr Sterrett AL 35147

Property Address 608 Forest Lakes Drive Sterrett, AL 35147

Grantee's Name BLAKE HARRIS and ELIZABETH DANIELLE HARRIS

Mailing Address 608 Forest Lakes Dr Sterrett AL 35147

Date of Sale November 29, 2022

Total Purchase Price \$265,000.00

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

Apprais Other:



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 11/30/2022 01:42:21 PM \$81.00 JOANN 20221130000437200

If the conveyance document presented for recordation con the filing of this form is not required.

the required information referenced: Allison Boyd

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 11.29.22 Print Jennifer Benoit

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Handwritten signature