

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Joseph F. Eastis
1916 St. Ives Drive
Birmingham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TENand NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Joseph F. Eastis and spouse, Martha W. Eastis, and Debra L. Eastis n/k/a Debra Eastis King, 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, **Joseph F. Eastis and spouse, Martha W. Eastis** (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 30, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, Page 70, 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.

The property conveyed does not constitute the homestead of Debra L. Eastis n/k/a Debra Eastis King nor that of her spouse.

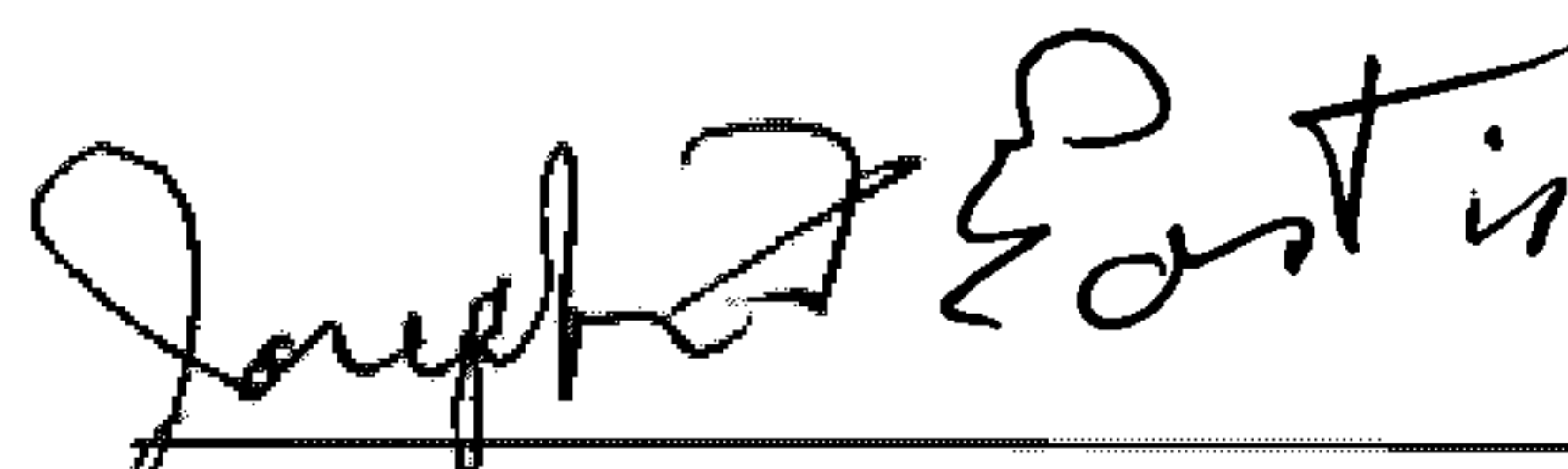
Property Address: **1916 St. Ives Drive, Birmingham, AL 35242**

\$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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 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 GRANTORS will, and GRANTORS' heirs, 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 their hands and seals this 1 day of Dec, 2022.


Joseph F. Eastis

STATE OF Alabama

COUNTY OF Madison

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Joseph F. Eastis** 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, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of Dec, 2022.



NOTARY PUBLIC
My Commission Expires:

Anna Greenwell
Notary Public, Alabama State At Large
My Commission Expires
Sep. 1st 2024



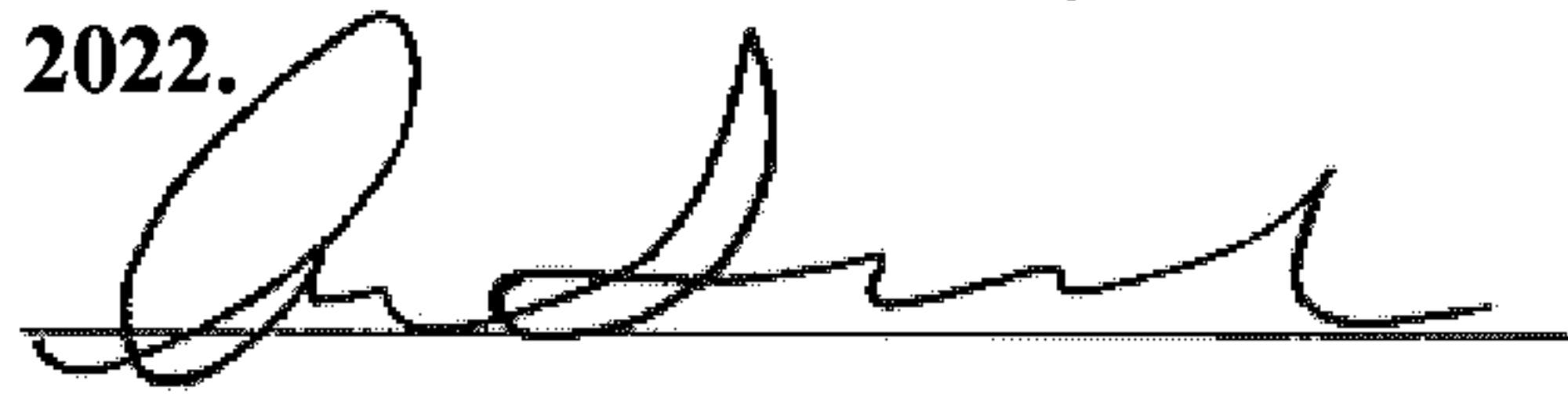
Martha W. Eastis
Martha W. Eastis

STATE OF Alabama)

COUNTY OF Madison)

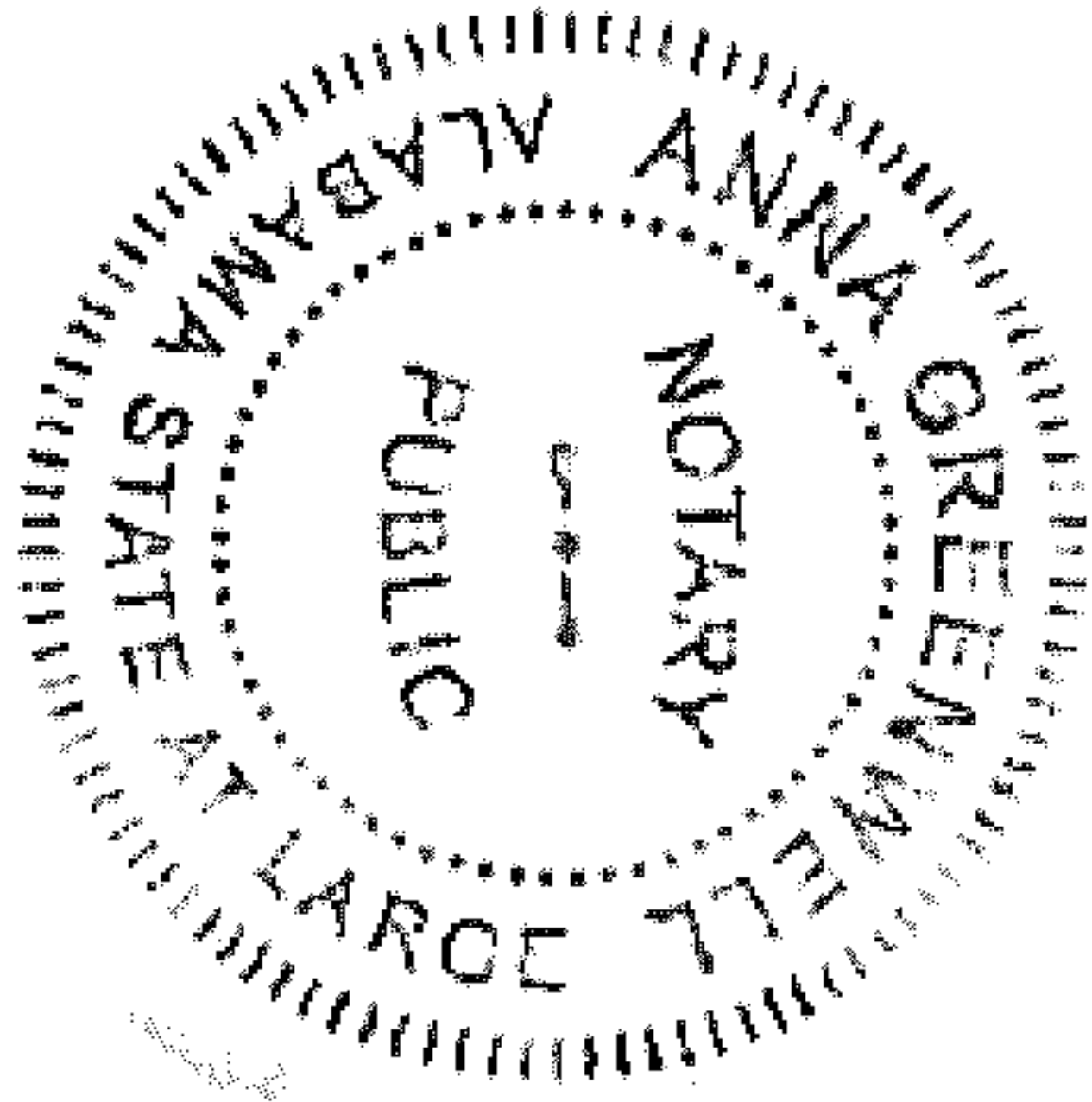
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Martha W. Eastis** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of Dec, 2022.



NOTARY PUBLIC

My Commission Expires:



Anna Greenwell
Notary Public, Alabama State At Large
My Commission Expires
Sep. 1st 2024

Debra L. Eastis
Debra L. Eastis n/k/a Debra Eastis King
Debra Eastis King

STATE OF Alabama
COUNTY OF Madison

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Debra L. Eastis n/k/a Debra Eastis King** 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 signed her name voluntarily on the day the same bears date.

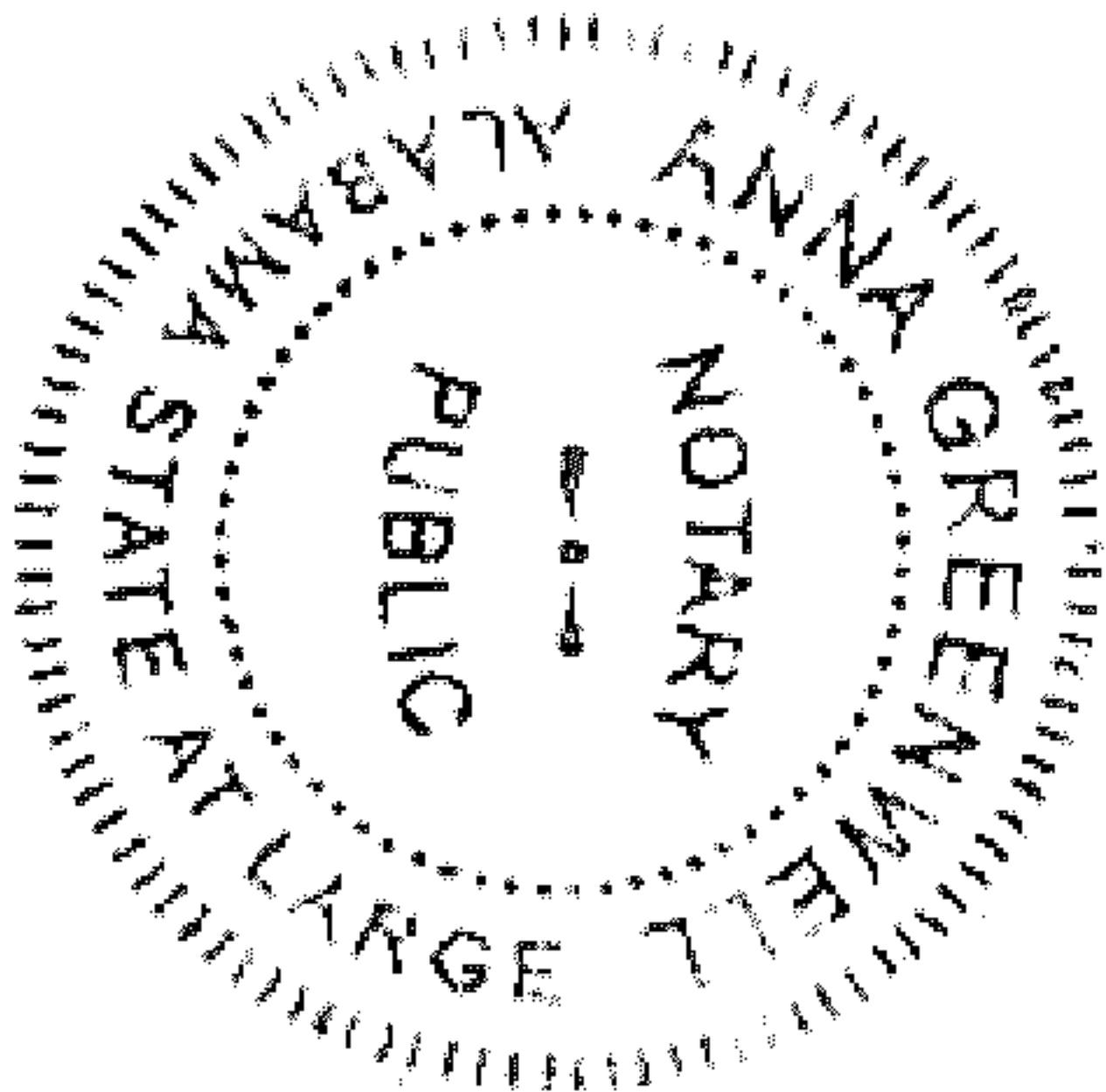
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of December 2022.

[Signature]

NOTARY PUBLIC

My Commission Expires:

Anna Greenwell
Notary Public, Alabama State At Large
My Commission Expires
Sep. 1st 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 Joseph F. Eastis, Martha W.
 Mailing Address Debra L. Eastis n/k/a Debra
1916 St. Ives Drive
Birmingham, AL 35242

Grantee's Name Joseph F. Eastis
 Mailing Address Martha W. Eastis
1916 St. Ives Drive
Birmingham, AL 35242

Property Address 1916 St. Ives Drive
Birmingham, AL 35242
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/06/2022 12:26:41 PM
 \$186.00 JOANN
 20221206000443130

Date of Sale 12-1-2022
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 149,967.00

The purchase price or actual value *see s. Byrd* 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
☒ Other

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 12-1-2022

Print Jeff W. Parmer

Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1