

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:
Connie Jones
Derek Jones
1400 Highway 25
Brierfield, AL 35035

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED SIXTY SEVEN THOUSAND SIX HUNDRED THIRTY EIGHT AND 00/100 (\$267,638.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John David Lee, Personal Representative of the Estate of Lila Y. Lee AKA Lila Ruth Lee, deceased, Probate Case No. PR2022-000699** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Connie Jones and Derek Jones** (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:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **1400 Highway 25, Brierfield, AL 35035**

\$267,638.00 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 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 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **15th day of December, 2022.**


**The Estate of Lila Y. Lee AKA Lila Ruth Lee,
deceased, Probate Case No. PR2022-000699**


By: **John David Lee**
Its Personal Representative

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John David Lee** whose name as **Personal Representative of the Estate of Lila Y. Lee AKA Lila Ruth Lee, deceased, Probate Case No. PR2022-000699**, 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 **Personal Representative** and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **15th day of December, 2022.**


~~Jeff W. Parmer~~ **Joseph Allston Maccon III**

NOTARY PUBLIC
My Commission Expires: ~~09/13/2024~~

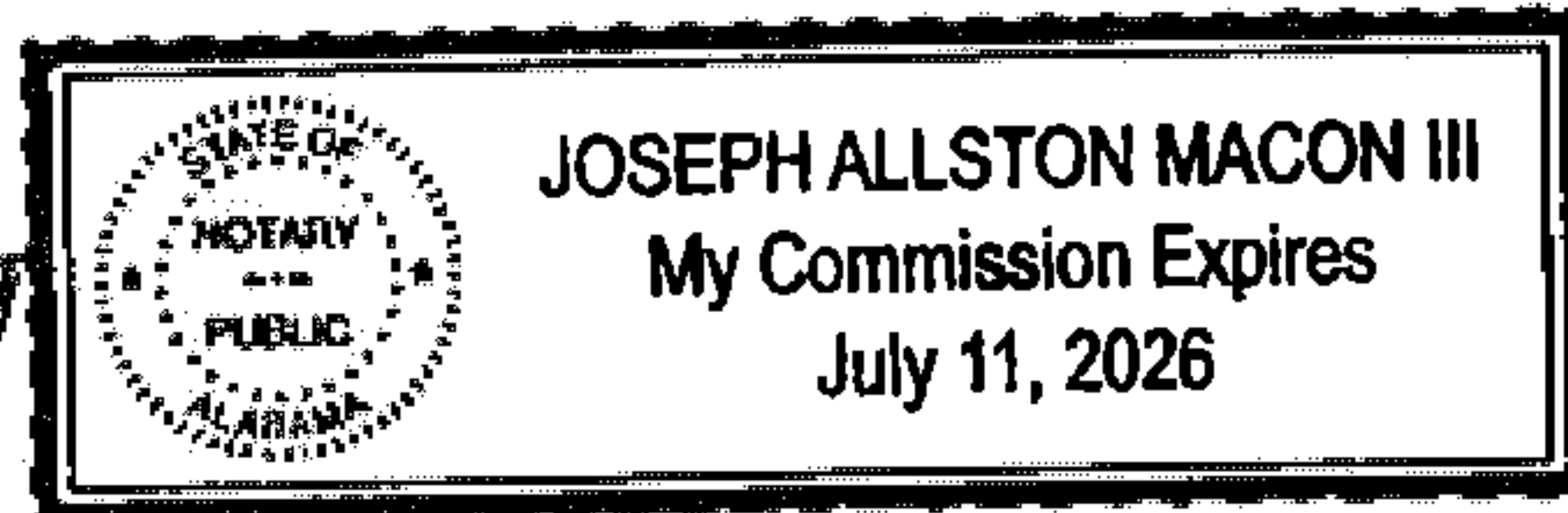


Exhibit A

Legal Description

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A part of the Northeast Quarter of the Southeast Quarter, and a part of the Northwest Quarter of the Southeast Quarter, and a part of the Southwest Quarter of the Southeast Quarter, and a part of the Northeast Quarter of the Southwest Quarter, all in Section 17, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3/4 inch open top iron found locally accepted as the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 17 and run South 89 degrees 55 minutes 11 seconds West (an assumed bearing) along the South line of the Southeast Quarter of said Section 17 for a distance of 2672.87 feet to the centerline of a Shelby County dirt road (Randolph Road), also being the Point of Beginning; thence continue South 89 degrees 55 minutes 11 seconds West along the South line of the Southeast Quarter of said Section 17, for a distance of 21.56 feet to a 5/8 inch rebar iron found at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 17; thence run North 00 degrees 39 minutes 20 seconds East along the West line of said Quarter-Quarter Section for a distance of 1316.79 feet to 2 inch open top iron found locally accepted as the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 17; thence run North 89 degrees 50 minutes 41 seconds West along the South line of said Quarter-Quarter Section for a distance of 1363.19 feet to a 1/2 inch rebar found locally accepted as the Southwest corner of said Quarter-Quarter Section; thence run North 00 degrees 56 minutes 33 seconds West along the West line of said Quarter-Quarter Section for a distance of 1000.18 feet to an iron pin found with SSI cap on the Southeast Right of Way line of State Highway 25; thence run North 52 degrees 03 minutes 01 seconds East along said Southeast Right of Way line for a distance of 326.57 feet to an iron pin found with SSI cap on a curve to the left having a central angle of 03 degrees 02 minutes 48 seconds, a radius of 3324.17 feet and a chord bearing of North 50 degrees 31 minutes 37 seconds East; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast Right of way line for a distance of 176.76 feet to an iron pin found with SSI cap; thence run South 58 degrees 52 minutes 27 seconds East for a distance of 198.85 feet to an iron pin found with SSI cap; thence run North 51 degrees 49 minutes 52 seconds East for a distance of 95.78 feet to an iron pin found with SSI cap; thence run South 40 degrees 03 minutes 33 seconds East for a distance of 293.96 feet to an iron pin found with SSI cap; thence run North 45 degrees 35 minutes 34 seconds East for a distance of 498.80 feet to an iron pin found with SSI cap on the North line of the Northeast Quarter

of the Southwest Quarter of said Section 17; thence run South 89 degrees 38 minutes 31 seconds East along the North line of said Quarter-Quarter Section, and the North line of the Northwest Quarter of the Southeast Quarter and the North line of the Northeast Quarter of the Southeast Quarter of said Section 17 for a distance of 1648.89 feet to an iron pin found with SSI cap in the centerline of a Shelby County Dirt road (Randolph Road); thence run South 35 degrees 31 minutes 44 seconds West along said centerline of a Shelby County dirt road for a distance of 133.51 feet to a point; thence run South 34 degrees 16 minutes 19 seconds West along said centerline of a Shelby County dirt road for a distance of 183.05 feet to a point; thence run South 32 degrees 03 minutes 10 seconds West along said centerline of a Shelby County dirt road for a distance of 290.27 feet to a point; thence run South 30 degrees 08 minutes 04 seconds West along said centerline of a Shelby County dirt road for a distance of 312.66 feet to a point; thence run South 32 degrees 22 minutes 57 seconds West along said centerline of a Shelby County dirt road for a distance of 337.70 feet to a point; thence run South 32 degrees 45 minutes 34 seconds West along said centerline of a Shelby County dirt road for a distance of 135.22 feet to a point; thence run South 27 degrees 35 minutes 51 seconds West along said centerline of a Shelby County dirt road for a distance of 128.50 feet to a point; thence run South 23 degrees 38 minutes 20 seconds West along said centerline of a Shelby County dirt road for a distance of 98.47 feet to a point; thence run South 27 degrees 20 minutes 39 seconds West along said centerline of a Shelby County dirt road for a distance of 147.53 feet to a point; thence run South 24 degrees 46 minutes 19 seconds West along said centerline of a Shelby County dirt road for a distance of 194.08 feet to a point; thence run South 25 degrees 56 minutes 00 seconds West along said centerline of a Shelby County dirt road for a distance of 219.63 feet to a point; thence run South 26 degrees 28 minutes 37 seconds West along said centerline of a Shelby County dirt road for a distance of 105.87 feet to a point; thence run South 20 degrees 46 minutes 40 seconds West along said centerline of a Shelby County dirt road for a distance of 124.32 feet to a point; thence run South 22 degrees 35 minutes 25 seconds West along said centerline of a Shelby County dirt road for a distance of 176.61 feet to a point; thence run South 24 degrees 02 minutes 07 seconds West along said centerline of a Shelby County dirt road for a distance of 487.90 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name John David Lee, Personal Representative of the Estate of Lila Y. Lee AKA Lila Ruth Lee, deceased, Probate Case No. PR2022-000699

Mailing Address 1400 Highway 25
Brierfield, AL 35035

Property Address 1400 Highway 25
Brierfield, AL 35035

Grantee's Name Connie Jones and Derek Jones
Mailing Address 1400 Highway 25
Brierfield, AL 35035

Date of Sale December 15, 2022

Total Purchase Price \$267,638.00

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

☐ Sales Contract

☐ 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 12-15-2022

Print Joseph Allston Macon, III

☐ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2022 02:35:17 PM
\$36.00 BRITTANI
20221216000453680

Sign

Joseph Allston Macon, III
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

Allen S. R...