



20230223000049270 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
02/23/2023 12:05:00 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Juan Carlos Portillo and Rosa Valle Landaverde
3269 Monte Doro Drive
Hoover, AL 35216

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thousand and No/100 (\$100,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David V. Didcoct, an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Juan Carlos Portillo and Rosa Valle Landaverde** 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.

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.

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 his hand and seal this the **25th** day of **January 2023**.

David V. Didcoct

David V. Didcoct

Andrew Didcoct ATTORNEY IN FACT

By: Andrew Didcoct, Attorney in Fact

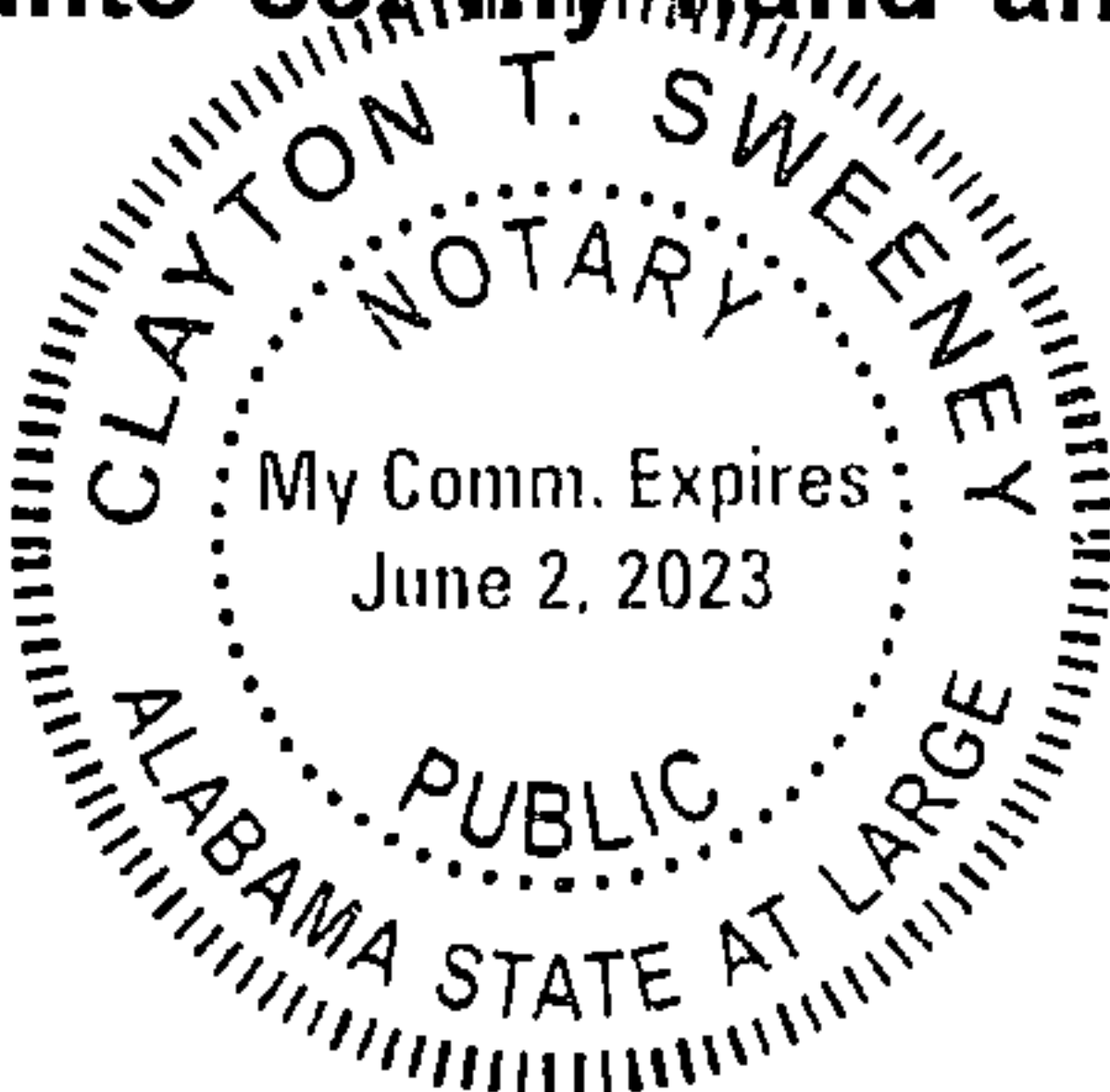
Shelby County, AL 02/23/2023
State of Alabama
Deed Tax: \$100.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Andrew Didcoct, whose name as Attorney in Fact for David V. Didcoct, an unmarried man, pursuant to to that certain General Durable Power of Attorney recorded in Instrument No. 20230127000022350, 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 in his capacity as such Attorney in Fact executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **25th** day of **January**, **2023**.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 06-02-2023



(must affix seal)

EXHIBIT "A"
Legal Description


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Begin at the Southeast corner of the Southeast Quarter of Southeast Quarter Section 12, Township 20 South, Range 4 West for point of beginning; thence run West along the South line of said Southeast Quarter of Southeast Quarter a distance of 296.51 feet, turn right an angle of 58°00' a distance of 290.71 feet to point "D" continue said course a distance of 18.0 feet to Edge or Crest of Mountain; turn right and run northeasterly along meanderings of said Edge or Crest to point "C"; the property line being the Edge or Crest of Mountain; point "C" is more particularly located by the following description; from said 290.71 foot course approaching point "D" turn right an angle of 90°00' and run Northeasterly a distance of 264.4 feet, turn right an angle of 5°52' a distance of 269.32 feet to point "C" being a point on the east line of aforesaid Southeast Quarter of Southeast Quarter; thence turn right an angle of 118°01' along said east line a distance of 505.5 feet to point of beginning; being in the Southeast Quarter of Southeast Quarter, Section 12, Township 20 South, Range 4 West, Shelby County, Alabama. Mineral and Mining Rights excepted.

Also, a 12-foot-wide easement described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 4 West, thence West along the Southline of said 1/4-1/4 for 296.51 feet, thence turn right 58°00' Northwesterly for 290.71 feet to the centerline and Point of Beginning of said 12 feet wide easement, lying 6.0 feet on both sides of the following described centerline, thence turn left 90°00' Southwesterly along the center of said easement for 463.0 feet to the Southline of said SE 1/4-SE 1/4.

Also, Together with the Easterly end of a 12 feet wide easement recorded in the Probate Office of Shelby County, Alabama, described in deed recorded in Deed Book 220, page 389, being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of Section 12, Township 20 South, Range 4 West, in Shelby County, Alabama, thence run East along the South line of said Southeast Quarter a distance of 1529.12 feet for point of beginning; thence continue said course along said South line a distance of 340.46 feet to a point 842.46 feet West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 20 South, Range 4 West; turn left an angle of 144 degrees 55 minutes a distance of 12 feet; thence Westerly and parallel to said south line of said Southeast Quarter, a distance of 340.46 feet, more or less, to the Northwest-Southeast line of the grantors herein; it being the purpose and intent of this conveyance to grant an easement of the uniform width of 12 feet across the Southeast end of grantors property, which said 12 foot easement is to be used as a roadway and for no other purpose and should it ever cease to be so used, then said 12 foot strip of land reverts to the grantors, their heirs or assigns. D.D. by A.D.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name David V. Didcoct

Grantee's Name Juan Carlos Portillo and
Rosa Valle Landaverde

Mailing Address 5024 Knoll View Circle
Hoover, AL 35244

Mailing Address 3269 Monte Doro Drive
Hoover, AL 35216

Property Address 226 Ross Drive
Bessemer, AL 35022

Date of Sale January 25, 2023



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Total Purchase Price \$ 100,000.00

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

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other - property tax redemption

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).

David V. Didcoct

David V. Didcoct

Date _____

Print Andrew Didcoct, His Attorney in Fact

Unattested

(verified by)

Sign

Andrew Didcoct

(Grantor/Grantee/Owner/Agent) circle one