

THIS INSTRUMENT PREPARED BY:

Alan C. Keith

Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:

**Carlos Sandoval**

**Mariela Martinez Martinez**

**2554 North Chandalar Lane  
Pelham, AL 35124**

STATE OF ALABAMA      )

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON   )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$259,900.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carrie F. Vaccaro aka Carrie Vaccaro, a single person, by her Attorney-in-Fact, Jonathan Benoit** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Carlos Sandoval and Mariela Martinez Martinez** (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:

**Lot 218, according to the Survey of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama.**

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

Property Address: **2554 North Chandalar Lane, Pelham, AL 35124**

**\$255,192.00** 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 heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 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 GRANTOR has hereunto set its hand and seal this **10th day of April, 2023.**


*Carrie F. Vaccaro aka Carrie Vaccaro*  
*By her Attorney-in-Fact, Jonathan Benoit*

**Carrie F. Vaccaro aka Carrie Vaccaro,**  
**By her Attorney-in-Fact, Jonathan Benoit**

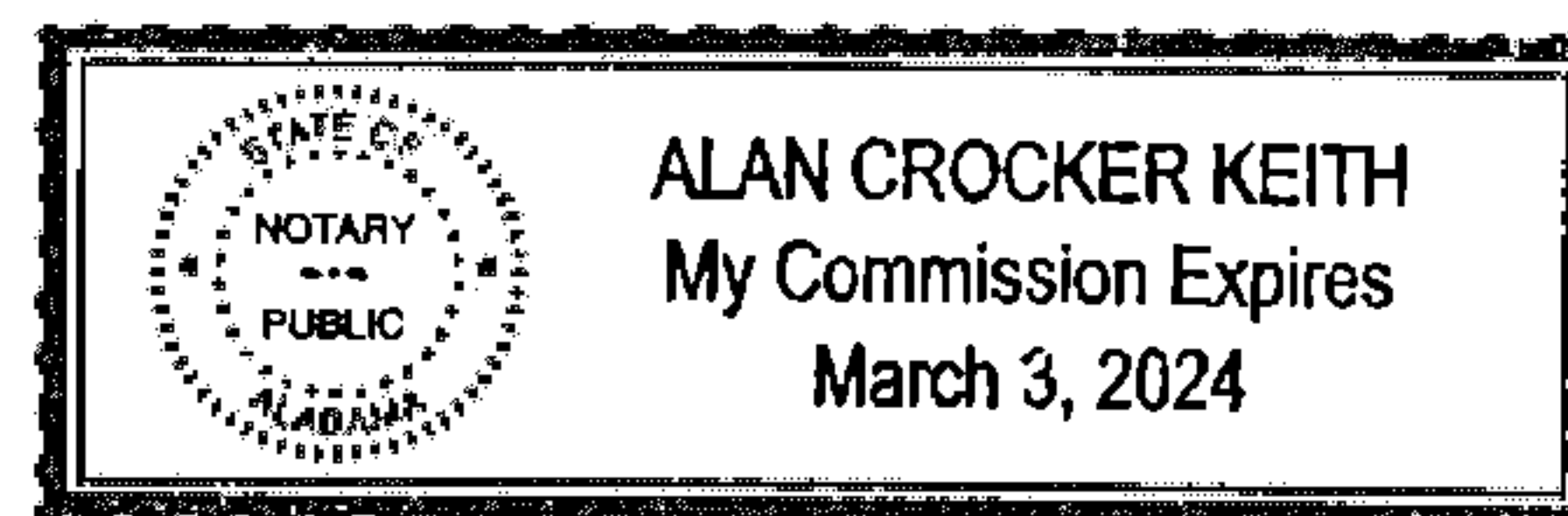
STATE OF ALABAMA            )  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that **Jonathan Benoit**, whose name as Attorney-in-Fact for **Carrie F. Vaccaro aka Carrie Vaccaro**, 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/she in his/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 April 10, 2023.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: **03/03/2024**



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

Grantor's Name Carrie F. Vaccaro aka Carrie Vaccaro  
 Mailing Address 2244 Richmond Lane  
Pelham, AL 35124

Grantee's Name Carlos Sandoval and Mariela Martinez  
Martinez  
 Mailing Address 2554 North Chandalar Lane  
Pelham, AL 35124

Property Address 2554 North Chandalar Lane  
Pelham, AL 35124

Date of Sale April 10, 2023  
 Total Purchase Price \$259,900.00  
 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

☐ 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 at any false statements claimed on this form may result in the imposition of the  
 penalty indicated Alabama 1975 § 40-22-1 (h)

Date 4-10-2023

Print

Shelby County, AL  
 04/11/2023 08:05:00 AM  
 \$33.00 JOANN  
 20230411000100820

Unattested

(verified by)

Sign

Alan C. Keith  
 (Grantor/Grantee, one)

Form RT-1