



20230502000129140 1/5 \$64.00
Shelby Cnty Judge of Probate, AL
05/02/2023 10:50:25 AM FILED/CERT

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

Send Tax Notice To:
James Mark Clayton and
Sarah Elizabeth Clayton
5330 Meadowlark Ln
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Sixty Five Thousand and 00/100 (\$65,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Tommy Turpin and Rachel Hollingshead as Personal Representatives of The Estate of James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Mark Clayton and Sarah Elizabeth Clayton** (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 for legal description.

Subject To:

1. Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Less and except any part of subject property lying within any road right-of-way.
4. Less and except any part of subject property lying within any Railroad right of way
5. Right of way granted to Alabama Power Company recorded in Inst No 1999-12696.

\$35,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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; 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.

Shelby County, AL 05/02/2023
State of Alabama
Deed Tax: \$30.00



20230502000129140 2/5 \$64.00
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IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set their hand and seal this the 24th day of April, 2023.

Tommy Turpin and Rachel Hollingshead as Personal Representatives of The Estate of James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863

Rachel Hollingshead

By: Rachel Hollingshead
Its: Personal Representative

STATE OF ALABAMA)

COUNTY OF Tuscaloosa)

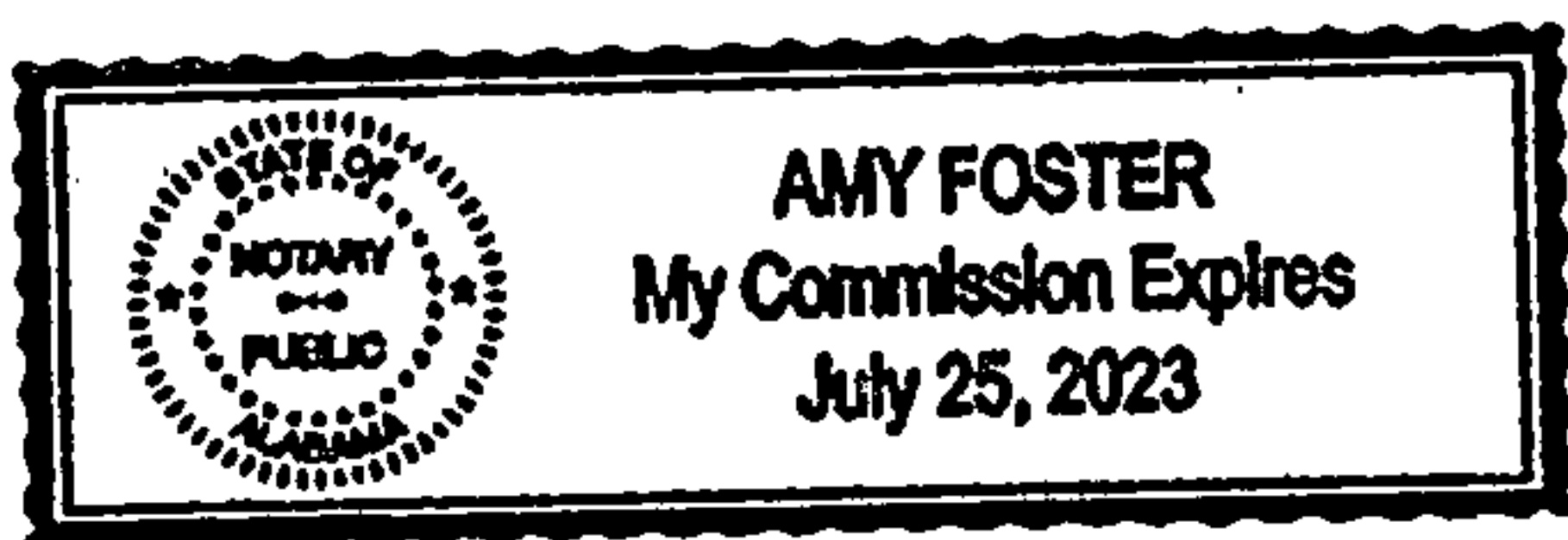
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rachel Hollingshead, Personal Representative of The James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863 is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, in her capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of April, 2023.

Amy Foster

NOTARY PUBLIC

My Commission Expires: 07-25-2023



~~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; 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.~~



20230502000129140 3/5 \$64.00
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IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set their hand and seal this the 25th day of April, 2023.

Tommy Turpin and Rachel Hollingshead as Personal Representatives of The Estate of James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863

By: Tommy Turpin
Its: Personal Representative

STATE OF ALABAMA)

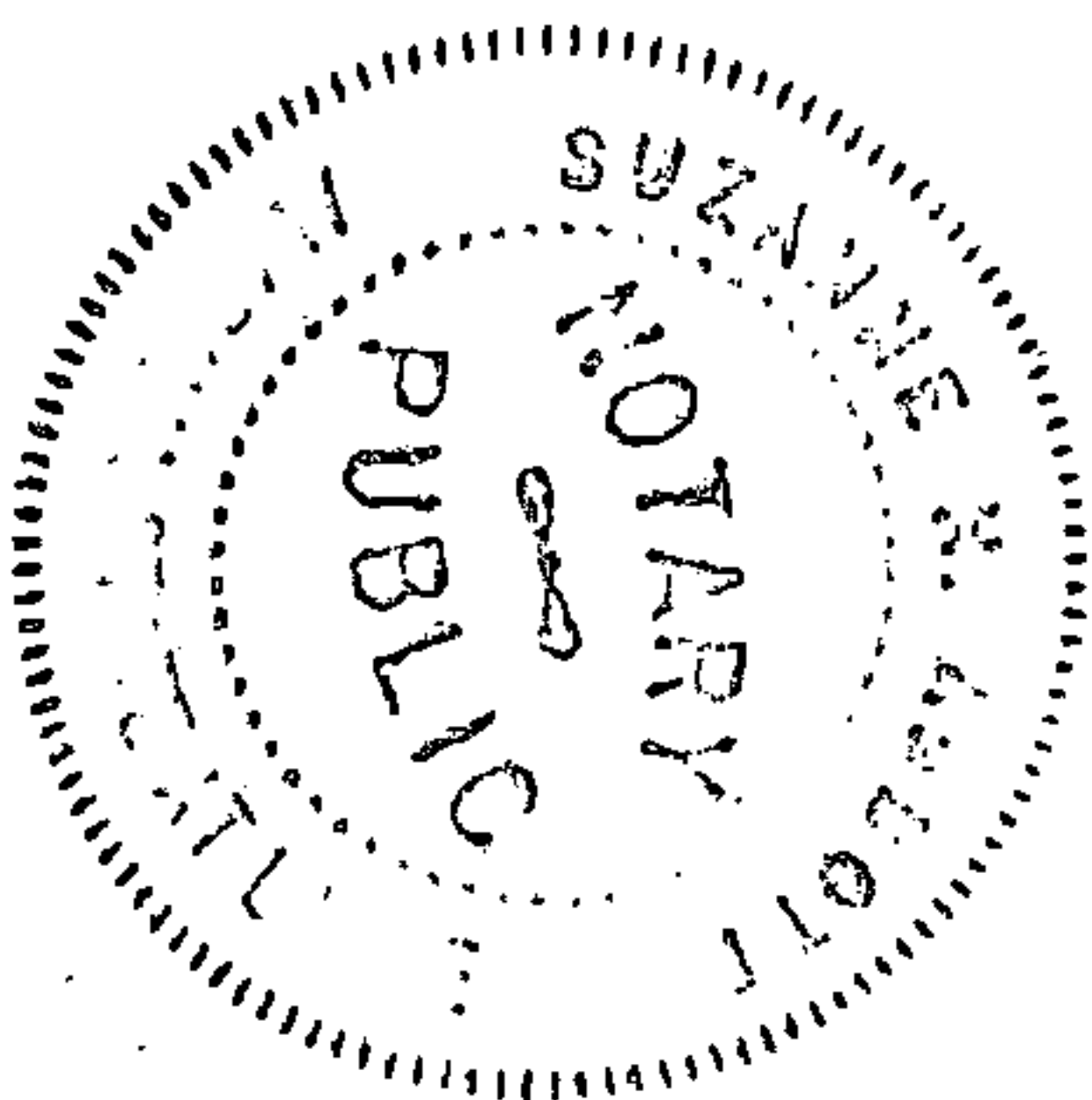
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tommy Turpin, Personal Representative of The James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863 is signed to the foregoing Instrument 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 Personal Representative and with full authority 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 April, 2023.

NOTARY PUBLIC

My Commission Expires: January 21, 2024





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Exhibit A

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama. Said tract being more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East and run thence South 00 degrees 51 minutes 23 seconds East a distance of 717.10 feet to the Southeasterly right of way to the central of Georgia Railroad; thence South 47 degrees 55 minutes 08 seconds West along said right of way a distance of 558.34 feet to the point of beginning of the within described tract; thence continue along last stated course and said railroad right of way a distance of 550.84 feet; thence South 89 degrees 22 minutes 47 seconds East for a distance of 242.60 feet; thence South 03 degrees 07 minutes 53 seconds West a distance of 286.69 feet to the Northwesterly right of way of Shelby County Highway #101; thence North 59 degrees 49 minutes 58 seconds East along said right of way a distance of 487.96 feet; thence North 30 degrees 10 minutes 02 seconds West a distance of 477.51 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	Tommy Turpin and Rachel Hollingshead as Personal Representatives of The Estate of James E. Roberts, Shelby County, Alabama Case No. PR-2021- 000863	Grantee's Name	James Mark Clayton Sarah Elizabeth Clayton
Mailing Address	1776 Independence Ct. #300 Vestavia Hills, AL 35216	Mailing Address	5330 Meadowlark Lane Birmingham, AL 35242
Property Address	503 Mimosa Road Leeds, AL	Date of Sale	April 25, 2023
		Total Purchase Price	\$ 65,000.00
		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
☐ Other



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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)

Tommy Turpin and Rachel Hollingshead as Personal
Representatives of The Estate James E. Roberts, Shelby
County, Alabama Case No. PR-2021-000863

Date _____

Print By: Tommy Turpin Personal Representative

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one