

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:
Ashley Sullivan
Tray Sullivan
105 Forest Parkway
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$294,900.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gateway Group Enterprises, Inc., Trustee of the 105 Forest Parkway Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ashley Sullivan and Tray Sullivan** (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 40, according to the Survey of Park Forest, 1st Sector, as recorded in Map Book 7, Page 155, 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.

Property Address: **105 Forest Pkwy, Alabaster, AL 35007**

\$280,155.00 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 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 successors,, 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 its hand and seal this **27th day of July, 2023**.

105 Forest Parkway Trust


By: **Gateway Group Enterprises, Inc.,**
Trustee, Jason Hollon, President

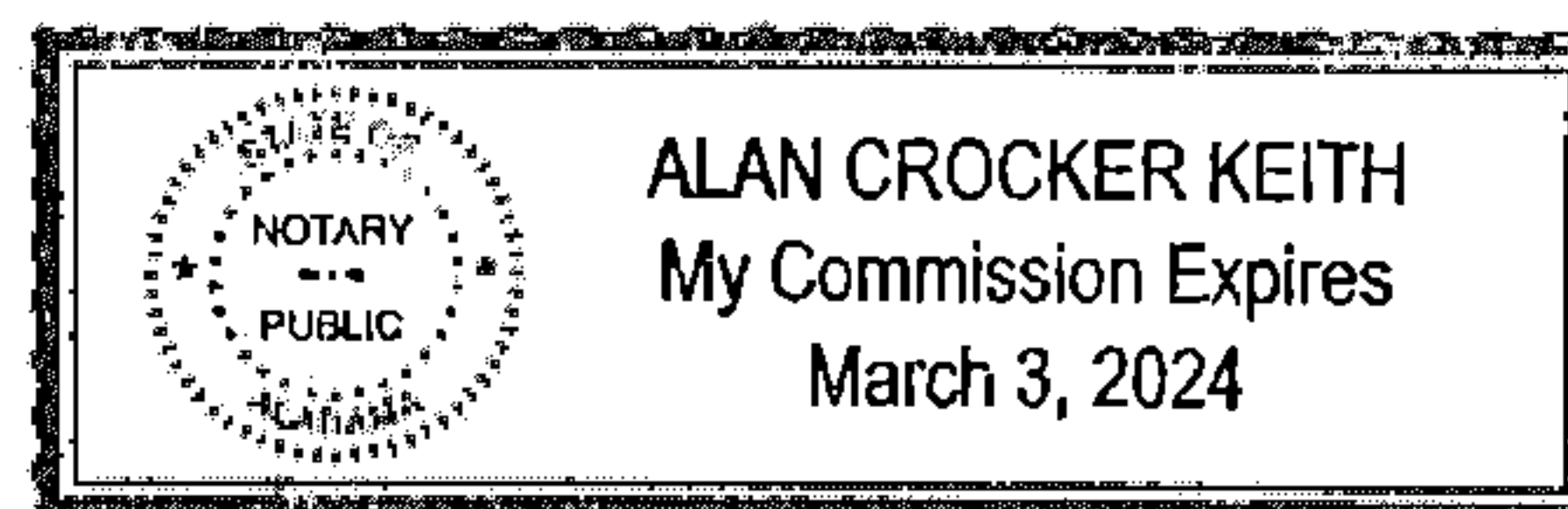
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Gateway Group Enterprises, Inc, by Jason Hollon, President** whose name as **Trustee of 105 Forest Parkway Trust**, 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 Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **27th day of July, 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 Gateway Group Enterprises, Inc., Trustee,
Jason Hollon, President, Trustee of 105 Forest Parkway Trust
 Mailing Address 270 Doug Baker Blvd. Suite 700-276
Birmingham, AL 35242

Property Address 105 Forest Pkwy
Alabaster, AL 35007

Grantee's Name Ashley Sullivan and Tray Sullivan
 Mailing Address 105 Forest Parkway
Alabaster, AL 35007

Date of Sale July 27, 2023
 Total Purchase Price \$294,900.00
 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 ☐ 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 7-27-2023 Print Alan C. Keith

☐ Unattested

(verified by)

Sign

Alan C. Keith

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/27/2023 03:28:12 PM
 \$43.00 BRITTANI
 20230727000226060

Alan C. Keith

Form RT-1