

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:
Anthony Brown
735 Ridgeway Avenue
Columbiana, AL 35051

STATE OF ALABAMA) **JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Daniel Hay, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Anthony Brown and Miranda Brown** (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:

LOT 224, ACCORDING TO THE SURVEY OF SPRINGS CROSSING SECTOR 2, AS RECORDED IN MAP BOOK 52, PAGE 57, 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: **735 Ridgeway Avenue, Columbiana, AL 35051**

\$250,705.00 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this **4th day of August, 2023.**

DAN HAY BY ATTORNEY
IN FACT

Daniel Hay
Vivencio Silvestre Samson II
As Attorney-in-Fact

STATE OF ALABAMA)
;
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Vivencio Silvestre Samson II** whose name as **Agent/Attorney-in-Fact pursuant to a Limited Durable Power of Attorney** for **Daniel Hay**, 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 as such **Agent/Attorney-in-Fact** for **Daniel Hay** and with full authority, signed his/her name voluntarily on the day the same bears date.

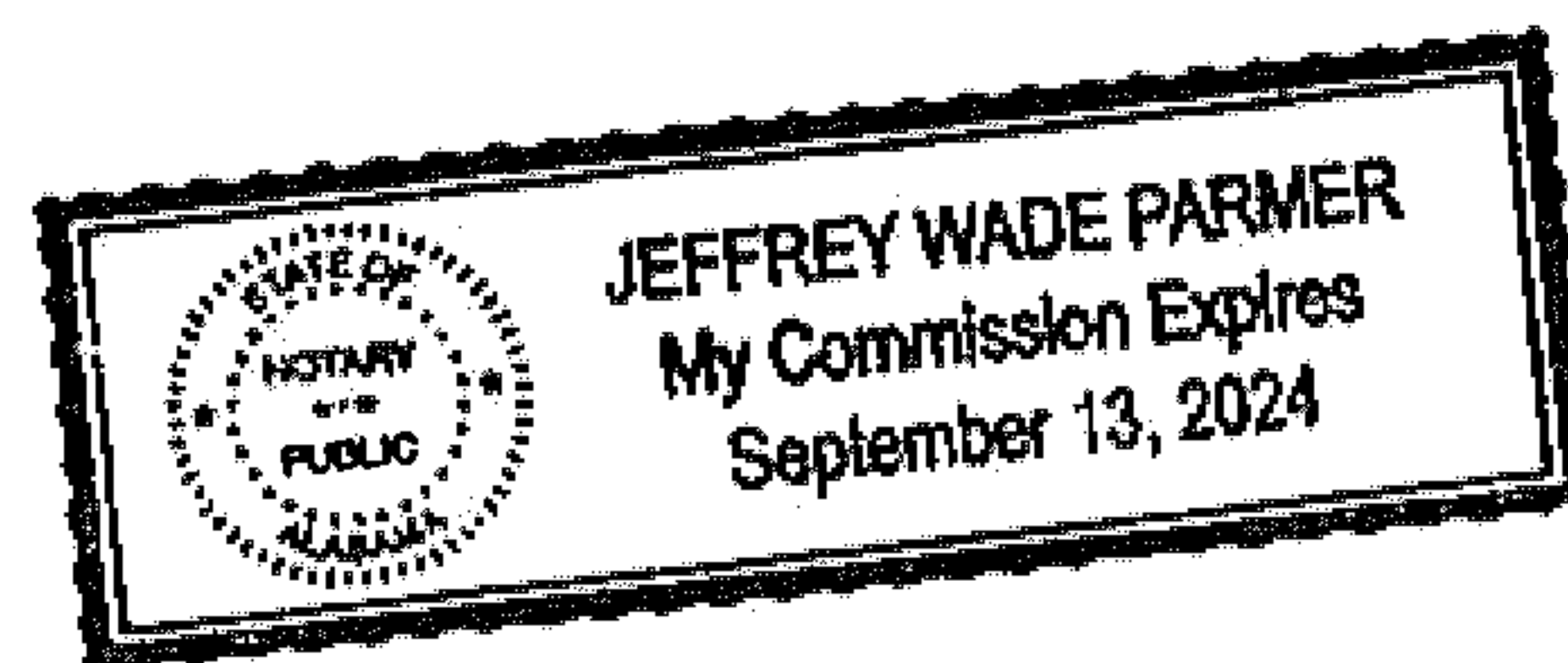
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **4th day of August, 2023.**



Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



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

Grantor's Name Daniel Hay
 Mailing Address 735 Ridgeway Avenue
Columbiana, AL 35051

Grantee's Name Anthony Brown and Miranda Brown
 Mailing Address 735 Ridgeway Avenue
Columbiana, AL 35051

Property Address 735 Ridgeway Avenue
Columbiana, AL 35051

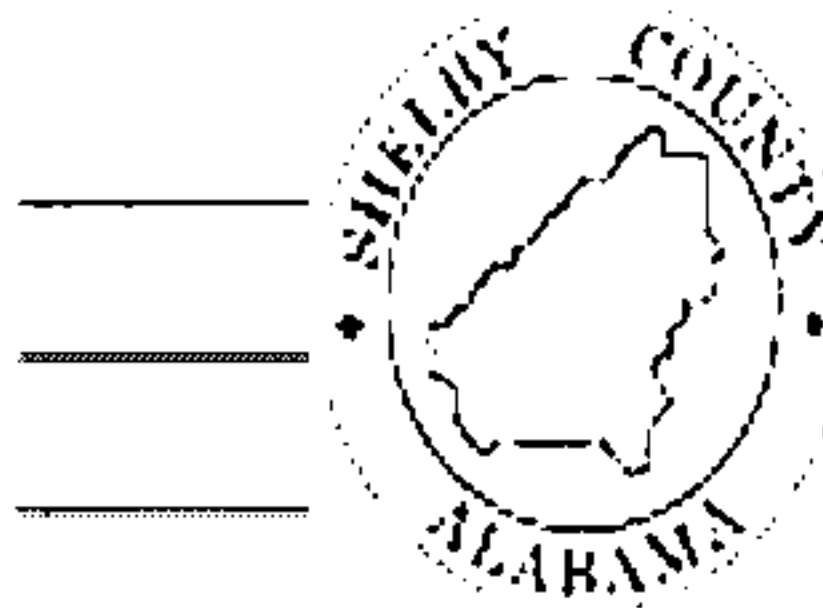
Date of Sale August 4, 2023
 Total Purchase Price \$260,000.00

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2023 11:37:20 AM
 \$37.50 JOANN
 20230807000237420

Allen S. Bayl

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 8-4-2023 Print Jeff W. Parmer

☐ Unattested
 (verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1