



20231201000347690 1/3 \$526.00
Shelby Cnty Judge of Probate, AL
12/01/2023 11:36:50 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:
Ronnie Drew Stone and
Jo Ann Stone, as Trustees of
The Ronnie & Jo Ann Stone
Revocable Living Trust dated
August 23, 2023
2101 Southbridge Ct
Hoover, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Ninety Five Thousand and 00/100 (\$495,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **James William Parker, Jr., Personal Representative of the Estate of James W. Parker, Sr., deceased, Shelby County Probate Case # PR-2023-000565** (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, **Ronnie Drew Stone and Jo Ann Stone, as Trustees of The Ronnie & Jo Ann Stone Revocable Living Trust dated August 23, 2023** (hereinafter referred to as GRANTEE), 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 44, according to the Final Plat of Arbor Hill Phase I, as recorded in Map Book 31, Page 48, in the Probate of Office Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

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 the 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.


Shelby County, AL 12/01/2023
State of Alabama
Deed Tax: \$495.00



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IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set her hand and seal this the **30th** day of **November, 2023**.

**Estate of James W. Parker, Sr., deceased,
Shelby County Probate Case # PR-2023-000565**

By: 
**James William Parker, Jr
Personal Representative**

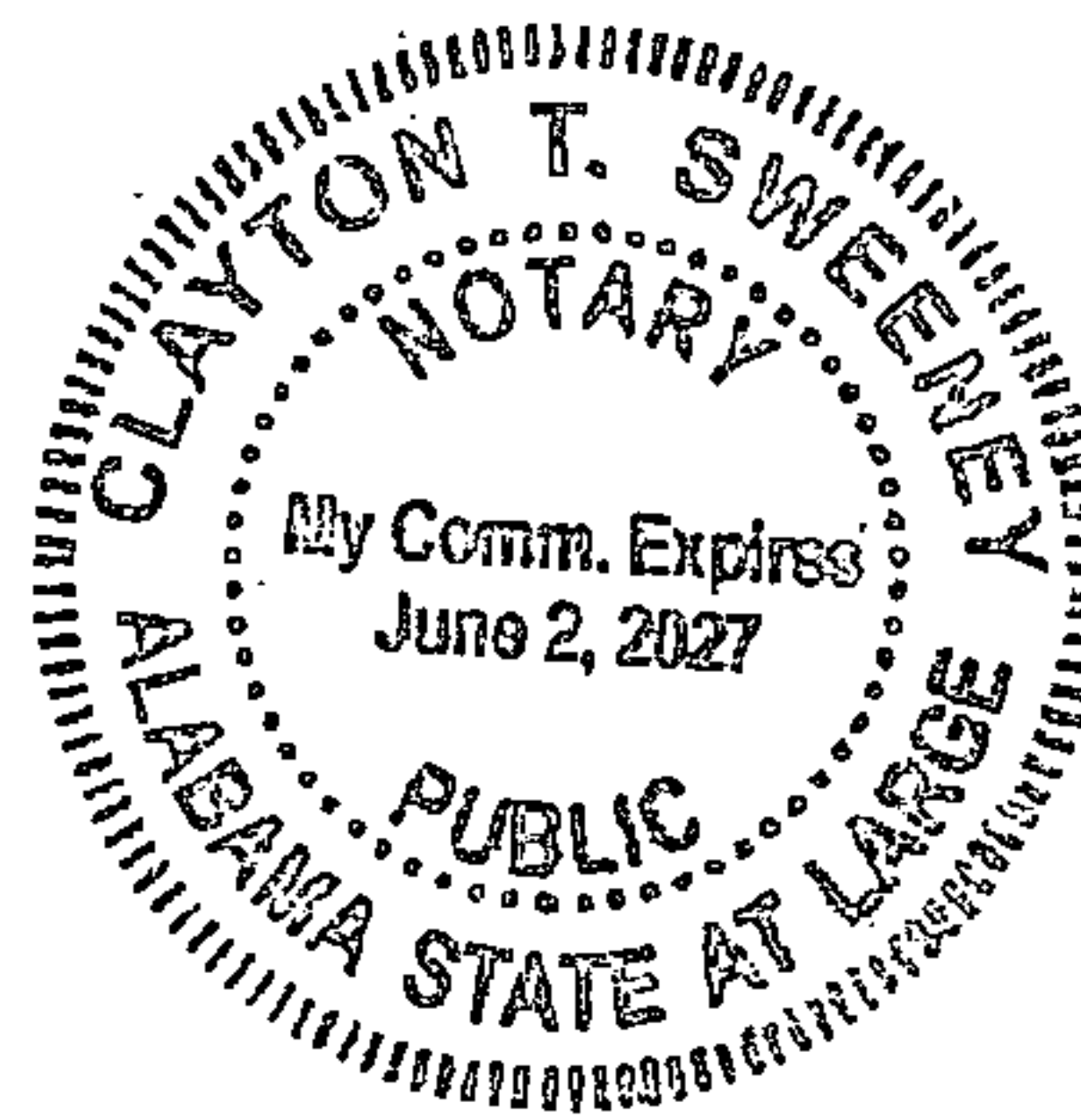
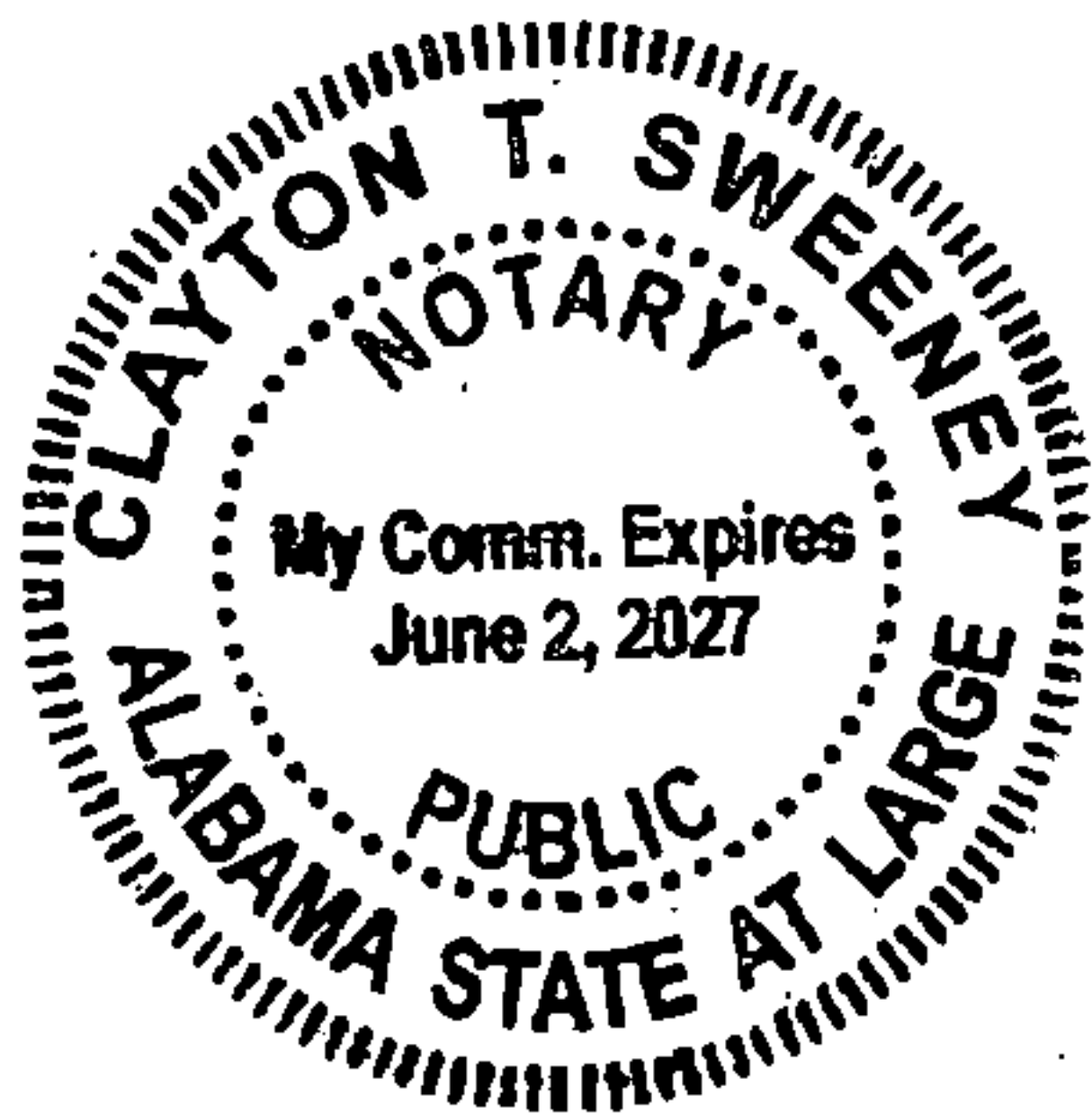
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James William Parker, Jr., Personal Representative of the Estate of James W. Parker, Sr., deceased, Shelby County Probate Case # PR-2023-000565, 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 as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2023.


NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name Estate of James W. Parker, Sr.,
deceased, Shelby County Probate
Case #PR-2023-000565

Grantee's Name Ronnie Drew Stone & Jo Ann Stone,
as Trustees of The Ronnie & Jo Ann
Stone Revocable Living Trust dated
August 23, 2023

Mailing Address 2164 Pelham Parkway
Pelham, AL 35124

Mailing Address 2101 Southbridge Court
Hoover, AL 35244

Property Address 2101 Southbridge Court
Hoover, AL 35244

Date of Sale November 30, 2023

Total Purchase Price \$ 495,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20231201000347690 3/3 \$526.00
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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/ Assessor's Appraised Value
☐ Sales Contract ☐ Other – property tax redemption
☒ 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 _____

Estate of James W. Parker, Sr., deceased, Shelby County
Probate Case #PR-2023-000565
Print James William Parker, Jr., Personal Representative

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one