

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2023-668

Send Tax Notice To:
MY PLACE RENTALS, LLC
1222 Edenton Street
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$139,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Elizabeth Hosmer Mason, ESQ, Personal Representative of THE ESTATE OF JAMES LARRY ABERNATHY (SHELBY COUNTY PROBATE CASE NO. PR-2023-000225** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **MY PLACE RENTALS, LLC** (hereinafter referred to as GRANTEE), , the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 14, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and vey, if any, 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 GRANTEE,

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE and with GRANTEE'S successors and/or 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 GRANTEE, and GRANTEE'S successors and/or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal, this the 28th day of December, 2023.

THE ESTATE OF JAMES LARRY ABERNATHY (SHELBY COUNTY PROBATE CASE NO. PR-2023-000225)

By: 
Elizabeth Hosmer Mason, ESQ, Personal Representative

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Elizabeth Hosmer Mason ESQ, Personal Representative of the Estate of James Larry Abernathy (Shelby County Probate Case No. PR-2023-000225) 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, she in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 28th day of December, 2023.




NOTARY PUBLIC
My Commission Expires: 11/21/26

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

Grantor's Name ELizabeth Hosmer Mason, ESO, Personal
 Representative of THE ESTATE OF JAMES LARRY
ABERNATHY (SHELBY COUNTY PROBATE CASE NO. PR-
2023-000225)

Mailing Address 600 Creekside Court
Helena, AL 35080

Property Address 126 Canyon Trail
Pelham, AL 35242

Grantee's Name MY PLACE RENTALS, LLC
 Mailing Address 1222 Edenton Street
Birmingham, AL 35242

Date of Sale December 28, 2023
 Total Purchase Price \$139,000.00

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

☐ Appraisal
☐ Other:

☐ Closing Statement



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2023 03:19:11 PM
 \$167.00 PAYGE
 20231228000371930

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 12/28/23 Print Tiffany Crews

☐ Unattested

Sign *Tiffany Crews*

Form RT-1