

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

Send Tax Notice To
Stephen Taylor Gunnels and
Haley Machele Gunnels
235 Timber Trail
Chelsea, AL 35043

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Joe C. Craddock, Jr. and wife, Debra Craddock** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Stephen Taylor Gunnels and Haley Machele Gunnels** (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 2, according to the Survey of Craddock Subdivision, a minor subdivision, situated in Sections 5 & 8, Township 20 South, Range 1 West, as recorded in Map Book 58, Page 84, in the Probate Office of 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.

The preparer of this instrument makes no representation as to the status of the title conveyed herein.
No title search performed. No title search requested.

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 their heirs and assigns, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6th day of February, 2024.

Witness

Joe C. Craddock Jr.
Joe C. Craddock, Jr.

Witness

Debra Craddock
Debra Craddock

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joe C. Craddock, Jr. and wife, Debra Craddock, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

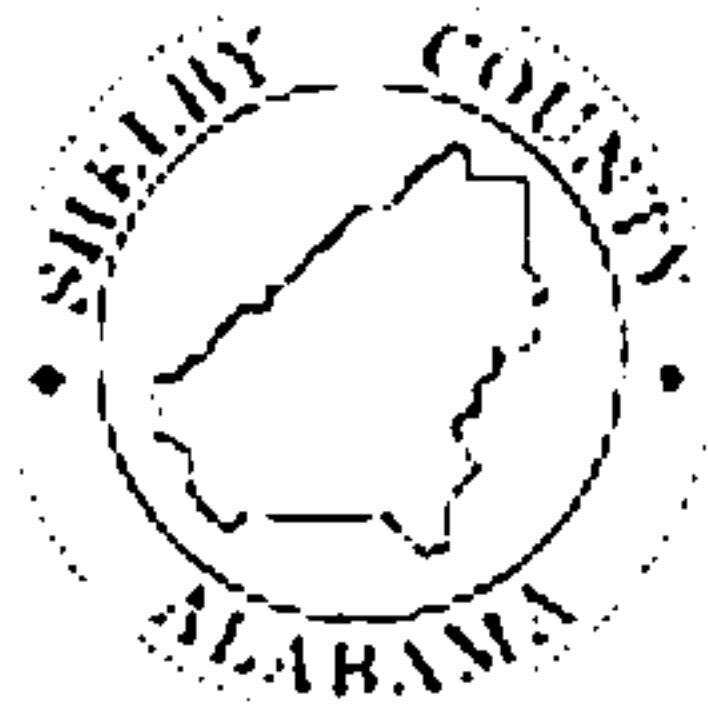
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2024

[Signature]
NOTARY PUBLIC

My Commission Expires: 6-2-2027



(must affix seal)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/06/2024 02:04:51 PM
 \$51.50 BRITTANI
 20240206000029840

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Joe C. Craddock, Jr. and Debra Craddock	Grantee's Name	Stephen Taylor Gunnels and Haley Machelles Gunnels
Mailing Address	235 Timber Trail Chelsea, AL 35043	Mailing Address	235 Timber Trail Chelsea, AL 35043
Property Address	1041 Hwy 36 Chelsea, AL 35043	Date of Sale	February 6 2024
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ 23,088.75

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 - |
| ☒ 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 _____

Print Joe C. Craddock, Jr. and Debra Craddock

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one