


This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2024-37

Send Tax Notice To:
ALEX SNELL and BROOKE SNELL
703 Barristers Court
Birmingham, AL 35242


20240219000042550 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/19/2024 01:58:29 PM FILED/CERT

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration THREE HUNDRED TWENTY THOUSAND NINE HUNDRED AND 00/100 (\$320,900.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, JAMES C. SCHALK and PATRICIA M. SCHALK, husband and wife, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, ALEX SNELL and BROOKE SNELL, (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:

Unit 703, Building 7, in The Lofts at Edenton, a Condominium as established by that certain Declaration of Condominium, which is recorded in Instrument # 20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument No. 20100330000095330 and the Second Amendment to the Declaration as recorded in Instrument # 20100423000126550 and the Third Amendment to the Declaration as recorded in Instrument # 20100616000191940, Fourth Amendment to the Declaration as recorded in Instrument # 20101015000344930, Fifth Amendment to the Declaration as recorded in Instrument # 20110304000073710 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto and as recorded in the Condominium Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 110 and on the 1st Amended Plat of the Lofts at Edenton, a condominium, in Map Book 41, Page 116 and on the 2nd Amended Plat of the Lofts at Edenton, a condominium, in Map Book 41, Page 121, and on the 3rd Amended Plat of the Lofts at Edenton, a condominium, in Map Book 41, Page 136 and on the 4th Amended Plat of the Lofts at Edenton, a condominium, in Map Book 42, Page 22 and on the 5th Amended Plat of the Lofts at Edenton, a condominium, in Map Book 42, Page 51, on the 6th Amended Plat of the Lofts at Edenton, a condominium, in Map Book 42, Page 66 and any future amendments thereto, in the Probate Office of Shelby County, Alabama, Articles of Incorporation of the Lofts at Edenton Condominium Association, Inc., as recorded in Instrument # 20100115000015270, in the Office of the Judge of Probate of Shelby County, Alabama and to which said Declaration of Condominium the By-Laws of The Lofts at Edenton Condominium Association, Inc., are attached as Exhibit "C" thereto together with an undivided interest in the Common Elements assigned to said Unit, by said Fifth Amendment to Declaration of Condominium set out in Exhibit "B".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$321,273.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

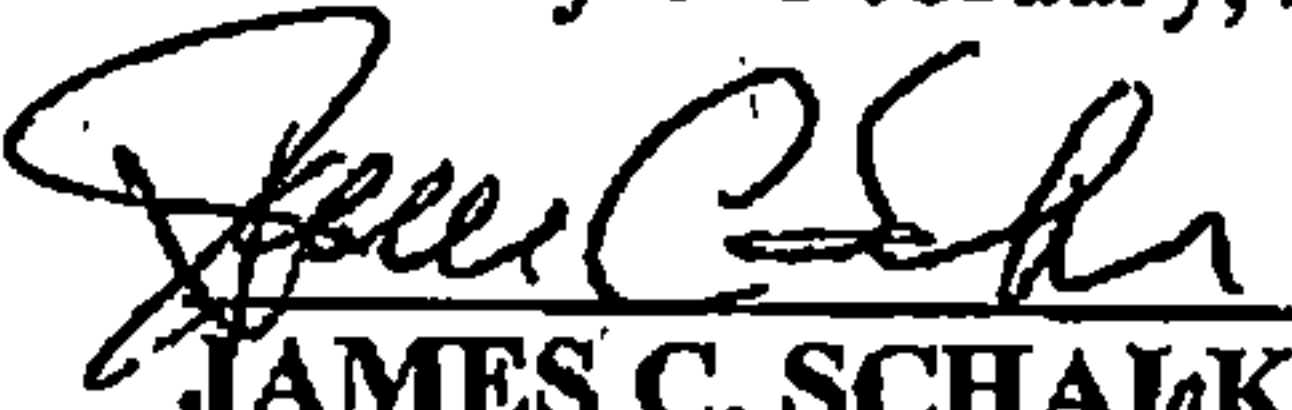


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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever; it being the intention of the 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 GRANTORS, 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; and that GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 16th day of February, 2024.

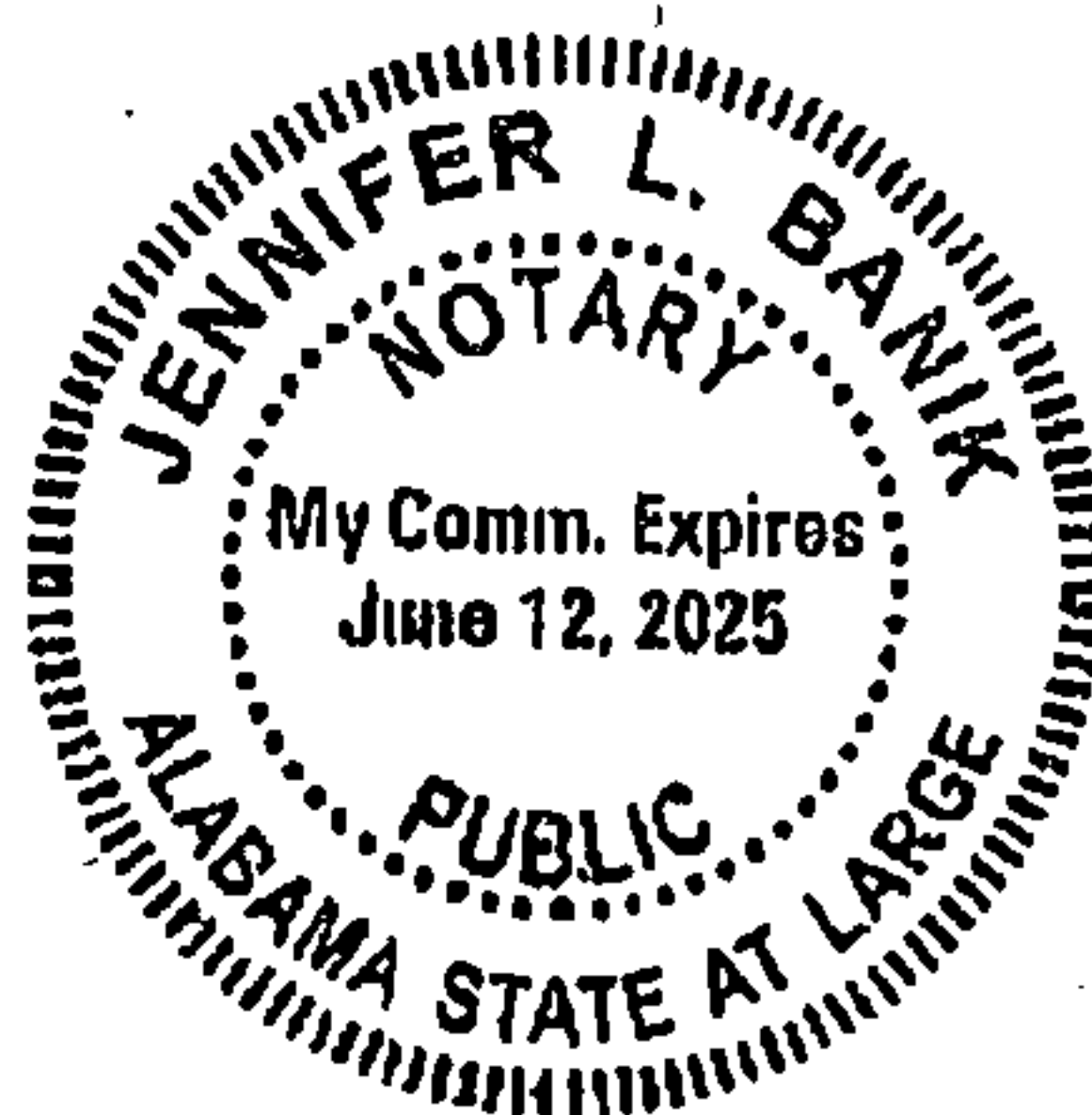

JAMES C. SCHALK


PATRICIA M. SCHALK

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES C. SCHALK and PATRICIA M. SCHALK, 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of February, 2024.




NOTARY PUBLIC
My Commission Expires: _____

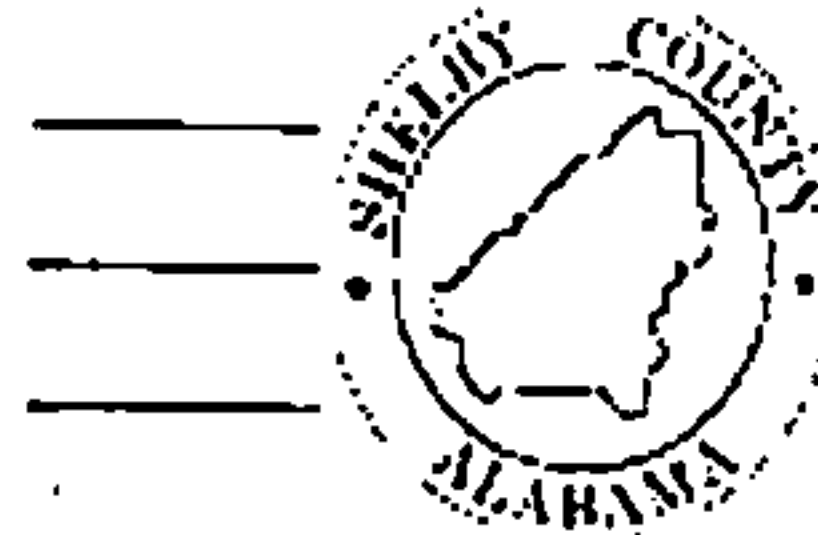
Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name JAMES C. SCHALK and PATRICIA M. SCHALKMailing Address 1 N 161 WHEATBERRY DR
Carol Stream, IL 60188Property Address 703 Barristers Court
Birmingham, AL 35242Grantee's Name ALEX SNELL and BROOKE SNELLMailing Address 103 Barristers Court
Birmingham, AL 35242Date of Sale February 15, 2024Total Purchase Price \$320,900.00

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
☒ Sales Contract☐ Closing StatementFiled and Recorded
Official Public Records

20240219000042550 3/3 \$29.00

Shelby Cnty Judge of Probate, AL

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nty

Alicia S. Byrd

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 2/16/24Print Tiffany Crews

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one