



20240321000076980 1/4 \$299.00  
Shelby Cnty Judge of Probate, AL  
03/21/2024 11:03:27 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:  
Mishelle C. Coronado and Robert W. Russell  
3520 Cliff Road South  
Birmingham, AL 35205

STATE OF ALABAMA )

## JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Sixty Eight Thousand and No/100 (\$268,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Melissa Jones Gunnells, a married woman** (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, **Mishelle C. Coronado and Robert W. Russell** (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:

See Exhibit "A" for Legal Description attached hereto and made a part hereof

The property conveyed herein does not constitute the homestead of the grantor nor that of her spouse.

Subject To:

- 1) Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Primary residence should have a minimum of 1800 square feet.
- 4) No subdivision of the 23.60 acres. This covenant shall expire on 01/01/2033.
- 5) No mobile homes, except as a temporary living situation while permanent home is under construction (24 months max).
- 6) Transmission line permits to Alabama Power Company as recorded in Deed Book 131, Page 138; Deed Book 171, Page 278; Deed Book 223, Page 106; Deed Book 171, Page 302; Deed Book 240, Page 424 and Deed Book 280, Page 291, in the Probate Office of Shelby County, Alabama.
- 7) Title to one half interest in all minerals and mining rights and privileges belonging thereto, in and under said land and right of way of public road and telephone line, as reserved in deed from Mrs. C.G. Holliday and husband, to Vera D. Whitehead, recorded in Deed Book 116, Page 435, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 03/21/2024  
State of Alabama  
Deed Tax: \$268.00



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8) Rights of way to Shelby County as recorded in Deed Book 260, Page 752; Deed Book 222, Page 257 and Deed Book 260, Page 754, in the Probate Office of Shelby County, Alabama.

9) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

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'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, 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 said Real Estate; and that GRANTOR will, and GRANTOR'S 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.

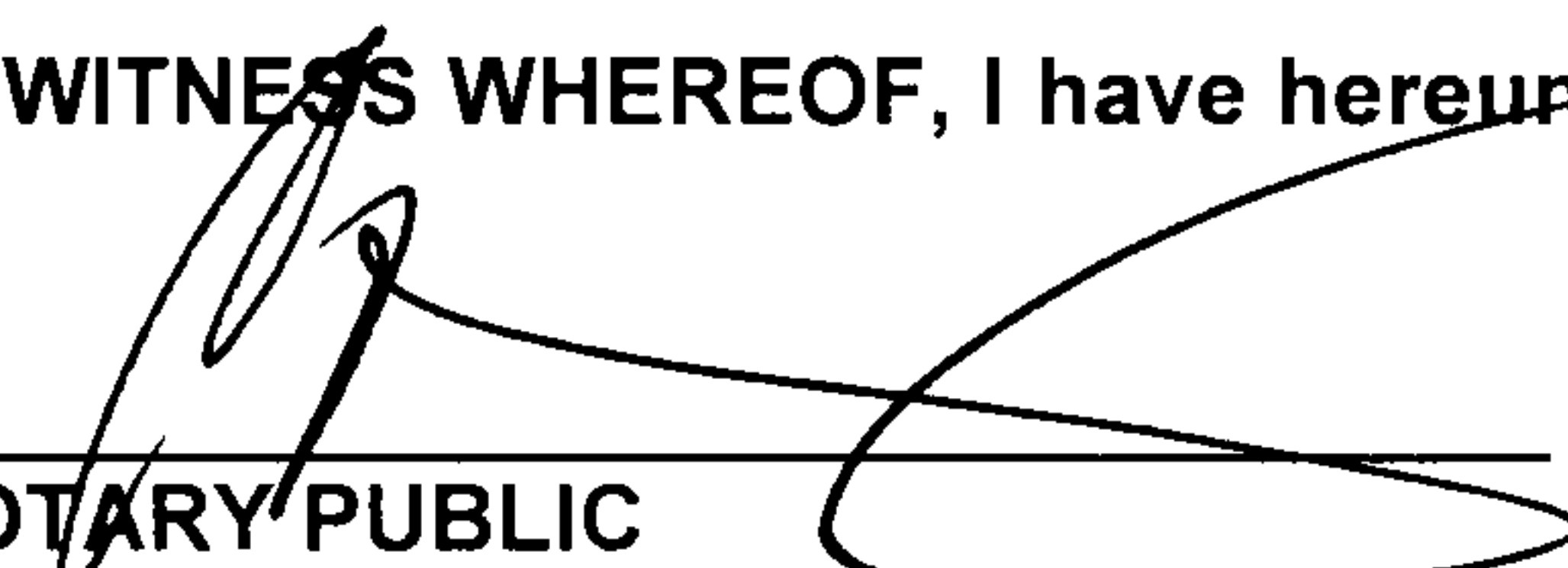
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **13th** day of **March, 2024**.

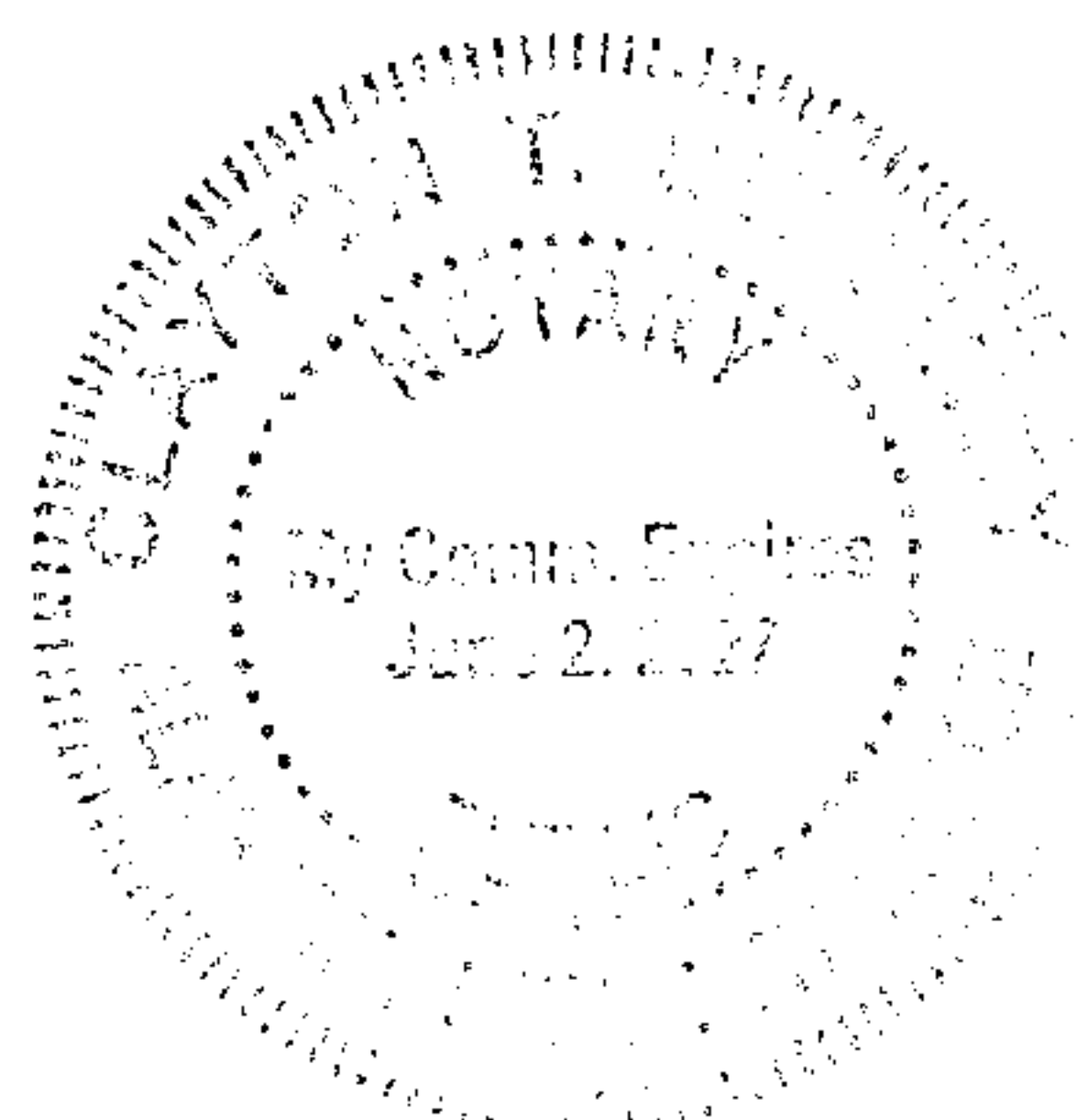
  
Melissa Jones Gunnells

**STATE OF ALABAMA)  
COUNTY OF JEFFERSON)**

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Melissa Jones Gunnells**, a married woman, whose name 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 she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of May, 2024.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2027



(must affix seal)

**EXHIBIT A**  
**LEGAL DESCRIPTION**



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A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, also shown as a portion Tract 40, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County Alabama, more particularly described as follows:

BEGIN at the SW Corner of the NW 1/4 of the NW 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 00°01'05" West for a distance of 995.36' to the Southerly R.O.W. line of Mimosa Road and/or Shelby County Highway 41; thence North 82°31'35" East and along said R.O.W. line for a distance of 591.47 feet to a curve to the right, having a radius of 1869.86 feet, and subtended by a chord bearing of North 88°24'30" East, and a chord distance of 383.27 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 383.94 feet; thence South 00°01'05" East and leaving said R.O.W. line for a distance of 1096.07 feet; thence North 89°13'28" West for a distance of 969.68 feet to the POINT OF BEGINNING.

# Real Estate Sales Validation Form

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

Grantor's Name	Melissa Jones Gunnells	Grantee's Name	Mishelle C. Coronado and Robert W. Russell
Mailing Address	1796 Murray Hill Road Vestavia Hills, AL 35216	Mailing Address	3520 Cliff Road S Birmingham, AL 35205
Property Address	23.60 Acres Mimosa Road Leeds, AL 35094	Date of Sale	March 13, 2024
		Total Purchase Price	\$ 268,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



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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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – property tax redemption       |
| <input checked="" type="checkbox"/> 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 Melissa Jones Gunnells

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one