

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Gustavo Hernandez
Rafael Hernandez
902 Burnt Pine Drive
Maylene, AL 35114

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED SEVENTY SIX THOUSAND AND 00/100 (\$276,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Deborah Buttgereit, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gustavo Hernandez and Rafael Hernandez** (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 **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

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

Deborah Buttgereit is the surviving grantee of that certain deed recorded in Instrument No. 2007062000302680; Mark Buttgereit having died on or about the 21st day of May, 2023.

Property Address: **4142 Spring Creek Rd, Montevallo, AL 35115**

\$262,515.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, as joint tenants, with right of survivorship, 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 herein above 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 heirs and assigns, forever against the lawful claims of all persons.

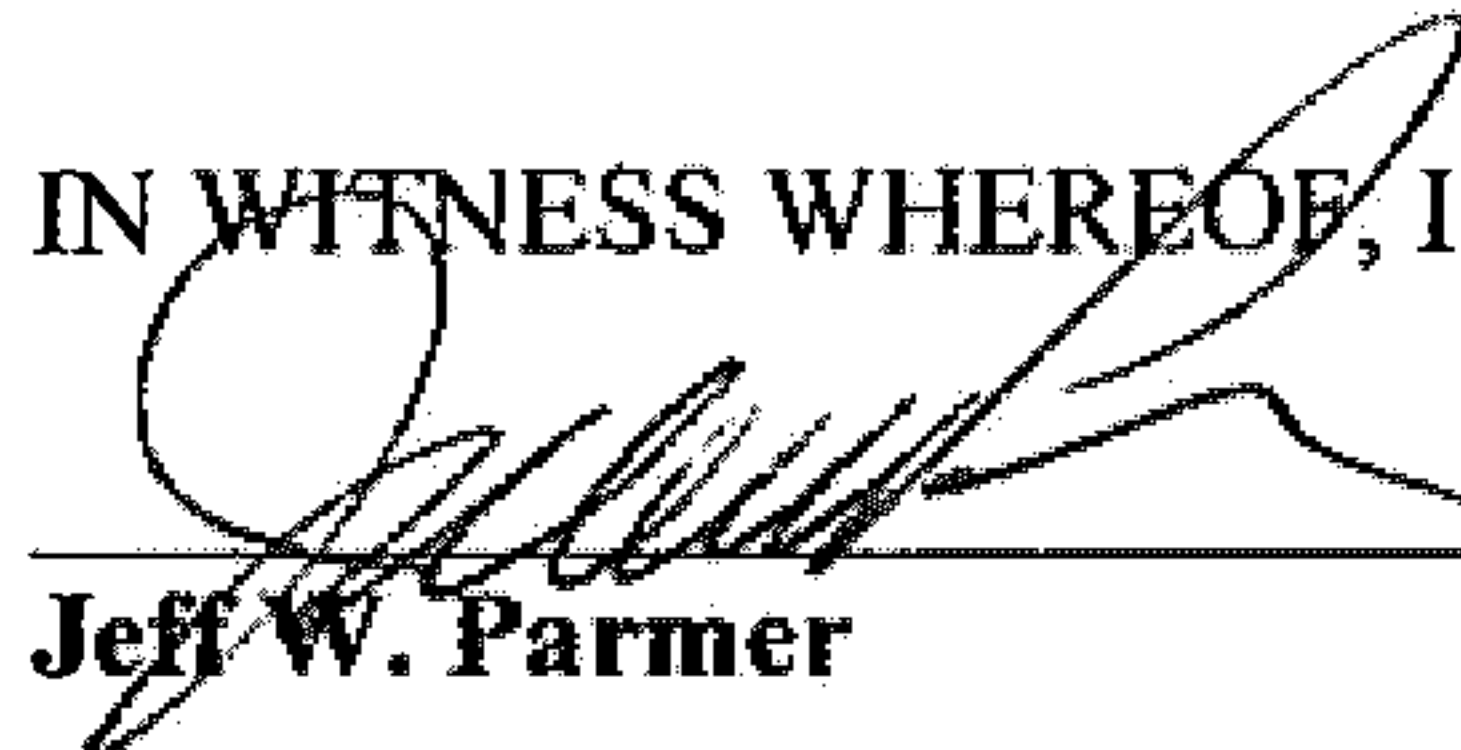
IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this **29th day of March, 2024.**


Deborah Buttgereit

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Deborah Buttgereit** 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, he/she signed his/her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **29th day of March, 2024.**


Jeff W. Parmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**

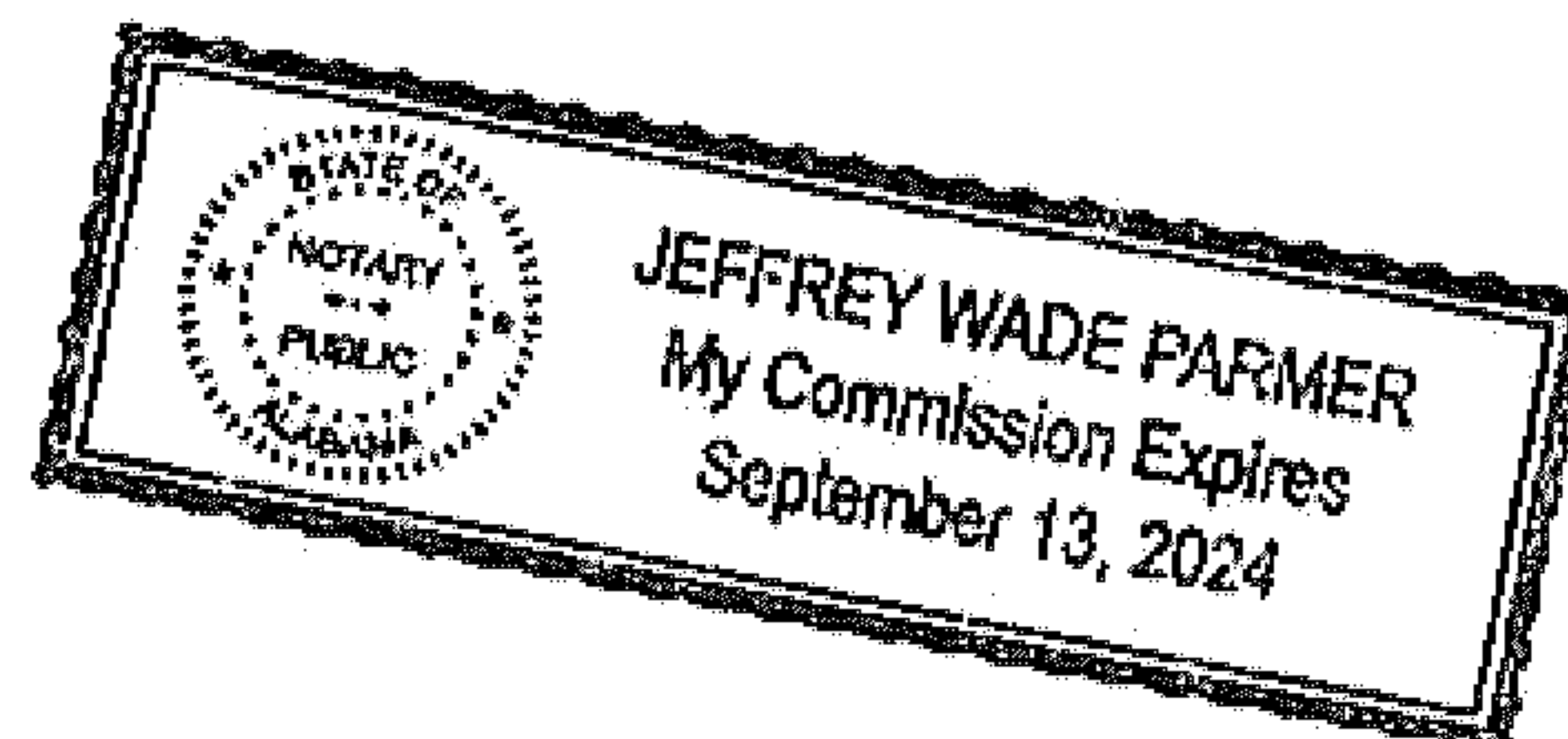


Exhibit A

Legal Description

A parcel of land in the Southeast quarter of the Southwest quarter of Section 12, Township 22 South, Range 3 West, described as follows:

From the Southeast corner of the Southeast quarter of the Southwest quarter, Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, run along the East quarter-quarter line North 01 degrees 14 minutes 18 seconds East 569.24 feet to a point on the Northerly right of way line of County Road No. 16 and the beginning point of subject lot; from said point, continue said course 118.76 feet; thence North 41 degrees 07 minutes 34 seconds East 55.60 feet to a fence; thence along said fence North 18 degrees 27 minutes 14 seconds West 225.95 feet to a point on the South right of way line of County Road No. 12; thence along said right of way line South 66 degrees 35 minutes 32 seconds West 208.57 feet to a concrete right of way marker; thence along a chord to a curve concave left South 45 degrees 25 minutes 38 seconds West 163.04 feet to a concrete right of way marker; thence South 38 degrees 17 minutes 19 seconds East 100.0 feet to a concrete right of way marker on the Northerly right of way line of aforesaid County Road No. 16; thence along a chord to a curve concave right South 80 degrees 13 minutes 06 seconds East 100.47 feet to a point on said right of way; thence along a chord to a curve concave right South 67 degrees 56 minutes 44 seconds East 180.68 feet to a concrete right of way marker; thence along said right of way line South 43 degrees 32 minutes 39 seconds East 19.71 feet and back to the beginning point; being situated in Jefferson County.

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

Grantor's Name Deborah Buttgereit
 Mailing Address 4142 Spring Creek Rd
Montevallo, AL 35115

Property Address 4142 Spring Creek Rd
Montevallo, AL 35115

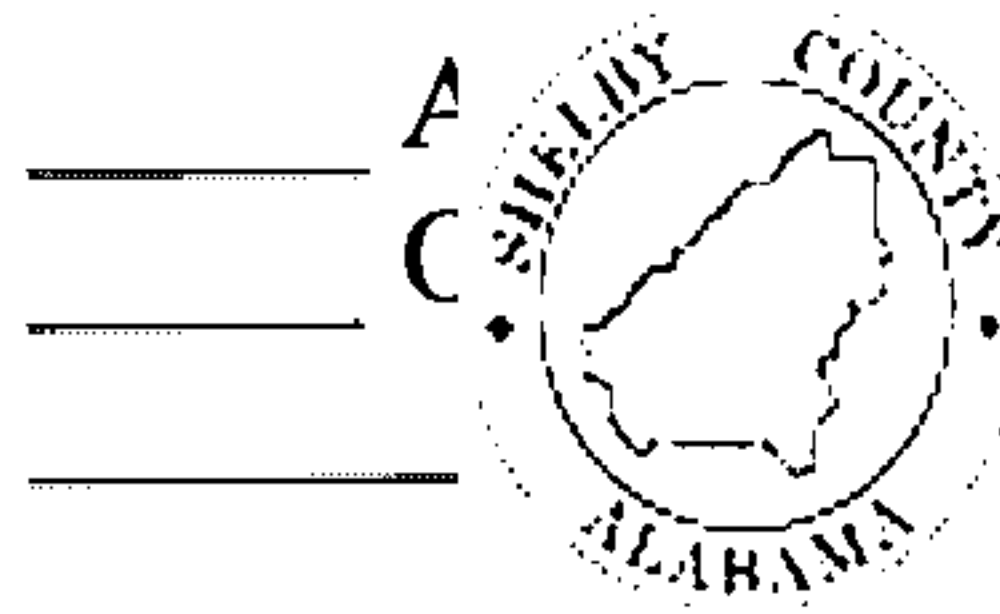
Grantee's Name Gustavo Hernandez and Rafael
Hernandez
 Mailing Address 902 Burnt Pine Drive
Maylene, AL 35114

Date of Sale April 1, 2024
 Total Purchase Price \$276,000.00
 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

☒ Closing Statement



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2024 09:14:51 AM
 \$44.50 JOANN
 20240402000089920

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 4-1-2024 Print Jeff W. Parmer

☐ Unattested

(verified by)

Signature

Jeff W. Parmer

(Grantor/Grantee/ Owner/Agent) circle one