

20240410000102630  
04/10/2024 10:32:09 AM  
DEEDS 1/3

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2024-108

Send Tax Notice To:  
ANDREW B. BECK and JENNIFER L. BECK  
5377 Pineywood Road  
Birmingham, AL 35242

## JOINT SURVIVORSHIP DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **BEVERLY BEAVERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF POLLY ANN BRASSELL (SHELBY COUNTY PROBATE CASE NO.PR-2023-001151)**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **ANDREW B. BECK and JENNIFER L. BECK** (hereinafter referred to as GRANTEEES), 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 6-A in Gordon Cross Estate, according to a Resurvey of the G.S. Cross Estate, a map of which is recorded in Map Book 5, Page 28, in the Probate Office of Shelby County, Alabama, said property being located in Section 14, Township 19, Range 2 West.

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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' 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  
1<sup>st</sup> day of April, 2024.

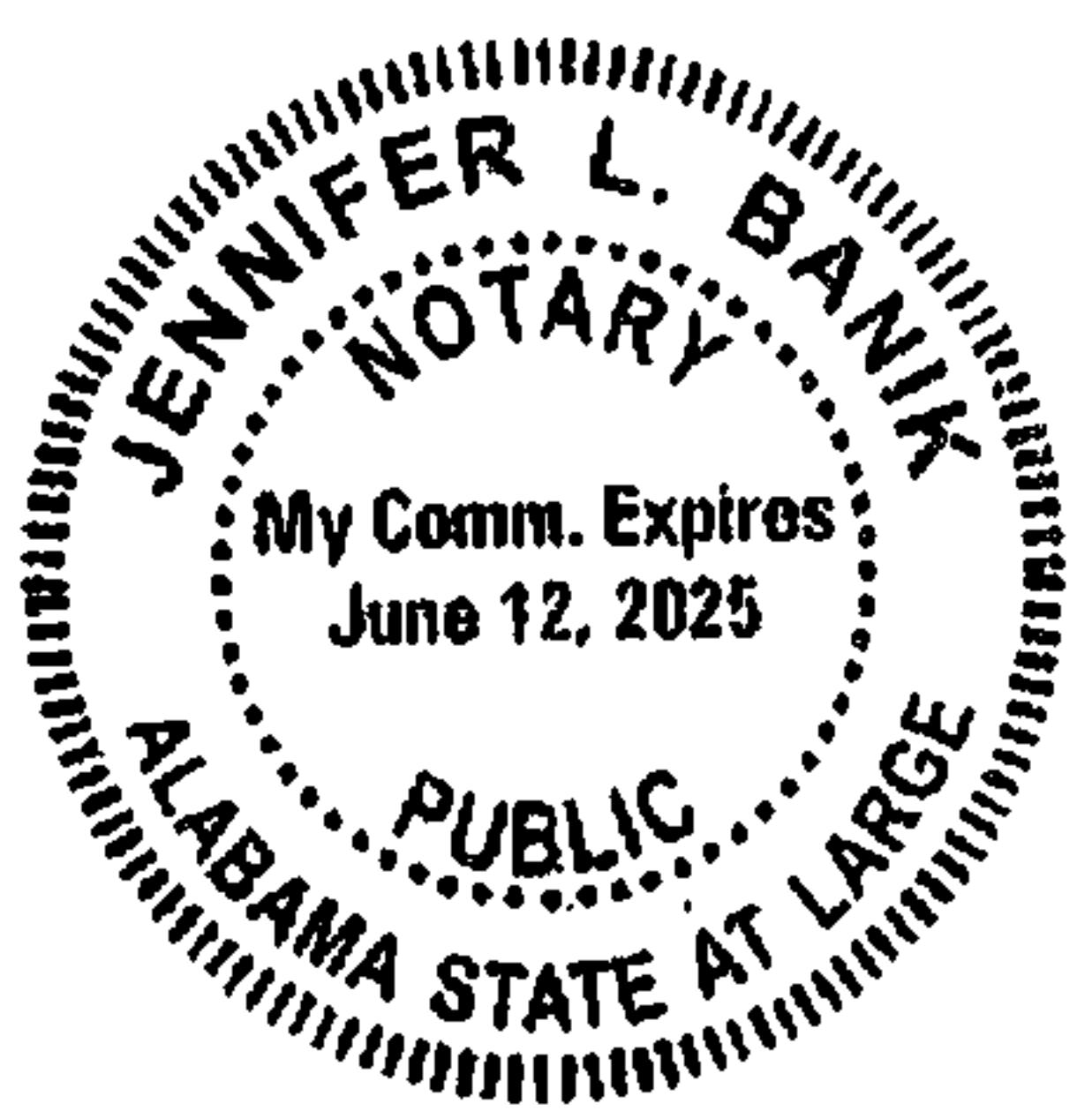
**BEVERLY BEAVERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF  
POLLY ANN BRASSELL (SHELBY COUNTY PROBATE CASE NO.PR-2023-001151)**

By: Beverly Beavers  
**BEVERLY BEAVERS**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that BEVERLY BEAVERS 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 1<sup>st</sup> day of April, 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 BEVERLY BEAVERS, AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF POLLY ANN  
BRASSELL (SHELBY COUNTY PROBATE CASE NO. PR-  
2023-001151)

Mailing Address 116 Oak Brooke Ln  
Alabaster, AL 35007

Property Address 5377 Pineywood Road  
Birmingham, AL 35242

Grantee's Name ANDREW B. BECK and JENNIFER L.  
BECK

Mailing Address 4933 Mtn View Pkwy  
Birmingham, AL 35244

Date of Sale April 10, 2024

Total Purchase Price \$310,000.00

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

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 4/10/2024 Print Tiffany Gwyns  
Unattested Sign J. Jayde  
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2024 10:32:09 AM  
\$338.00 BRITTANI  
20240410000102630

*Allen S. Boyd*