



20240423000117610 1/3 \$335.00  
Shelby Cnty Judge of Probate, AL  
04/23/2024 11:15:43 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:  
Bahaeldeen Hijaz and  
Khadijah Abdelaziz  
3384 Chippenham Cir  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Five Thousand and NO/100 Dollars (\$305,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Donald W. Reid and Rebecca G. Reid, Trustees, or their successors in interest, of the Donald W. Reid and Rebecca G. Reid Joint Revocable Trust dated May 1, 2020, and any amendments thereto** (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, **Bahaeldeen Hijaz and Khadijah Abdelaziz**, (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 23, according to the Survey of The Crest at Greystone, First Addition, as recorded in Map Book 19, Page 52, 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.

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, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, 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 GRANTORS will, and GRANTOR'S 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.

Shelby County, AL 04/23/2024  
State of Alabama  
Deed Tax: \$305.00



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 11th day of April, 2024.

Donald W. Reid and Rebecca G. Reid, Trustees, or their successors in interest, of the Donald W. Reid and Rebecca G. Reid Joint Revocable Trust dated May 1, 2020, and any amendments thereto:

By: Donald W. Reid  
Its: Trustee

By: Rebecca G. Reid  
Its: Trustee

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald W. Reid and Rebecca G. Reid, Trustees, or their successors in interest, of the Donald W. Reid and Rebecca G. Reid Joint Revocable Trust dated May 1, 2020, and any amendments thereto 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, in there capacity as such Trustees, executed the same voluntarily on behalf of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of April, 2024.

  
NOTARY PUBLIC  
My Commission Expires: 06/02/2027

(must affix seal)



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### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, S*

Grantor's Name	Donald W. Reid and Rebecca G. Reid Joint Revocable Living Trust Dated May 1, 2020, and any amendments thereto	Grantee's Name	Bahaeldeen Hijaz and Khadijah Abdelaziz
Mailing Address	804 Kathridge Ct Brentwood, TN 37027	Mailing Address	3384 Chippenham Cir Birmingham, AL 35242
Property Address	1214 Greystone Crest Birmingham, AL 35242	Date of Sale	<u>April 11, 2024</u>
		Total Purchase Price	\$ <u>305,000.00</u>
		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)

- |   |  |
|---|--|
| <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 \_\_\_\_\_

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

Donald W. Reid and Rebecca G. Reid, Joint Revocable  
 Living Trust dated May 1, 2020, and any amendments thereto  
 Print By: Donald W. Reid and Rebecca G. Reid, Trustees  
 Sign Donald W. Reid  
Rebecca G. Reid  
 (Grantor/Grantee/Owner/Agent) circle one