



20240606000168590 1/3 \$97.00
Shelby Cnty Judge of Probate, AL
06/06/2024 11:33:06 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:
Danielle Williams and
Matthew Charles Williams
1415 Timber Circle
Helena, AL 35080

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seventy Four Thousand Nine Hundred and No/100 (\$274,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **TCM II, LLC, an Alabama limited liability company** (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, **Danielle Williams and Matthew Charles Williams** (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 8, according to the Survey of Amended Map of Timber Park, as recorded in Map Book 13, Page 115, 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.

\$206,175.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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 successors and assigns, 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 successors and assigns 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 06/06/2024
State of Alabama
Deed Tax: \$69.00



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IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this **31st** day of **May, 2024**.

TCM II, LLC
an Alabama limited liability company



By: Marcia Montgomery
Its: Member



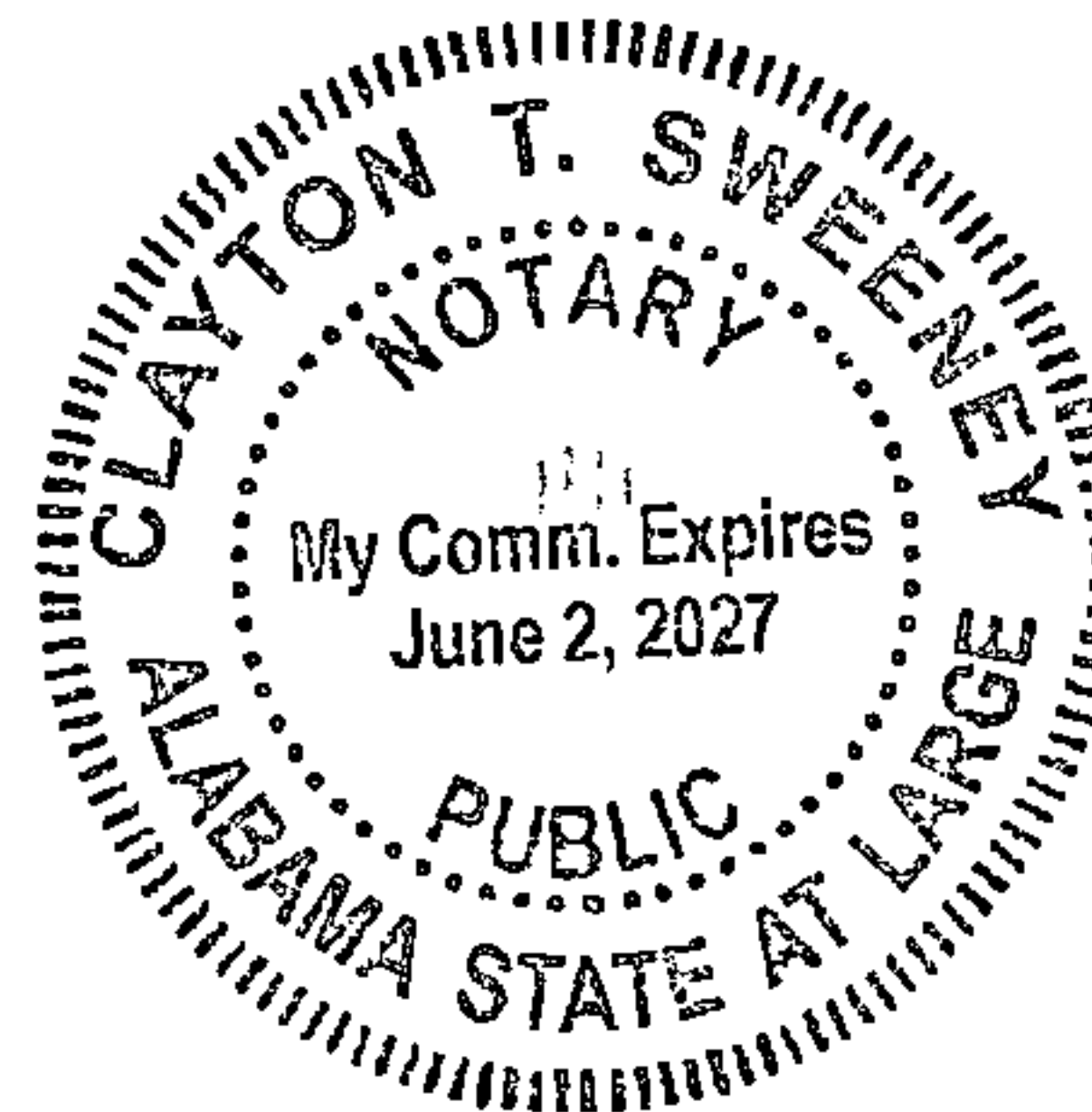
By: Carl Montgomery
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marcia Montgomery and Carl Montgomery, whose names as Members of TCM II, LLC, an Alabama limited liability company, 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 their capacity as such Members, executed the same voluntarily for and as the act of said limited liability company.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of May, 2024.


NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name	TCM II, LLC	Grantee's Name	Danielle Williams and Matthew Charles Williams
Mailing Address	132 Maple Trace Hoover, AL 35244	Mailing Address	1415 Timber Circle Helena, AL 35080
Property Address	1415 Timber Circle Helena, AL 35080	Date of Sale	May 31, 2024
 20240606000168590 3/3 \$97.00 Shelby Cnty Judge of Probate, AL 06/06/2024 11:33:06 AM FILED/CERT		Total Purchase Price	\$ 274,900.00
		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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed |

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 _____

TCM II, LLC
by: Marcia Montgomery, Member
Print by: Carl Montgomery, Member

Unattested
(verified by)

Sign Carl Montgomery
(Grantor/Grantee/Owner/Agent) circle one

Marcia Montgomery