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06/10/2024 03:39:48 PM
DEEDS 1/5

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:
John David Flippo
8678 Lake Drive
Bessemer, AL 35022

Jefferson County 92.60% - Shelby County 7.4%

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Tracy Lee, and spouse, John Lee** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **John David Flippo and Hannah Flippo** (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 **Jefferson and Shelby Counties**, 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.

Property Address: **8678 Lake Dr, Bessemer, AL 35022; 8097 Pecan Drive, Bessemer, AL 35022; and Vacant acreage / Shelby County, AL**

John Lee, and John Neal Lee are one and the same person.

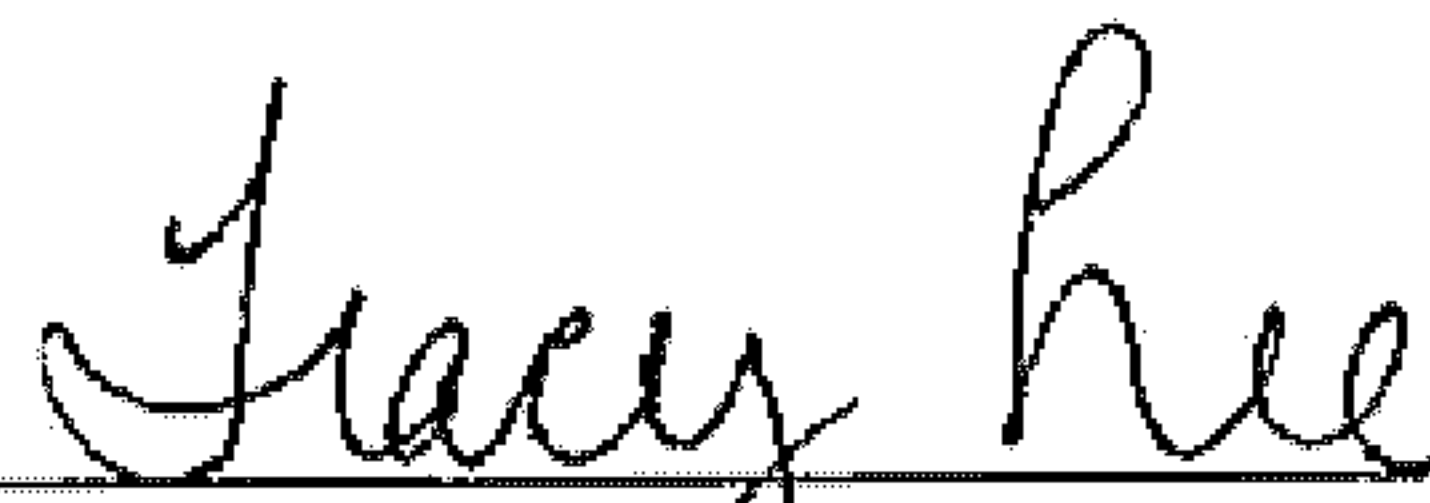
\$402,550.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 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 GRANTORS will, and GRANTORS' 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.

County Division Code: AL039 Inst. # 2024054449 Pages: 2 of 4

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 7th day of June, 2024.


Tracy Lee


John Lee

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Tracy Lee and John Lee** 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 signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of June, 2024.


Jeff W. Parmer

NOTARY PUBLIC
My Commission Expires: 09/13/2024



County Division Code: AL039 Inst. # 2024054449 Pages: 3 of 4

Exhibit A Legal Description

Property 1

8678 Lake Dr, Bessemer, Al 35022:

Lot 39-B, according to the Stricklin Resurvey, as recorded in Map Book 44, Page 85, in the Probate Office of Jefferson County, Alabama.

Property 2

8097 Pecan Drive, Bessemer, Al 35022:

Lot 3, Block B, according to the Resurvey of Hayes Subdivision, 2nd Sector, Lots 9-11, 31, 40, 41, 43, 47, 48, 50 and 53 & 59, as recorded in Map Book 221, Page 56, and Map Book 45, Page 6, in the Probate Office of Jefferson County, Alabama.

Property 3

Vacant acreage / Shelby County:

Commence at a 3" capped pipe in place being the Northwest corner of Section 3, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89°32'52" East along the North boundary of said Section for a distance of 200.00 feet (set 4" rebar CA-0114-LS); thence proceed South 00° 19' 39" East for a distance of 221.00 feet (set 4" rebar CA-0114-LS), thence proceed South 89°18'22" West for a distance of 200.00 feet (set 1/2" rebar CA-0114-LS) to a point on the West boundary of said Section 5; thence proceed North 00°19'26" West along the West boundary of said Section for a distance of 225.0 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama.

County Division Code: AL039 Inst. # 2024054449 Pages: 4 of 4

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

Grantor's Name Tracy Lee and John Lee
 Mailing Address 5909 Bayou Saint John Avenue
Orange Beach, AL 36561

Grantee's Name John David Flippo
 Mailing Address 8678 Lake Dr
Bessemer, AL 35022

Property Address 8678 Lake Dr
Bessemer, AL 35022

Date of Sale June 7, 2024
 Total Purchase Price \$415,000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ 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 6-7-2024 Print Jeff W. Parmer

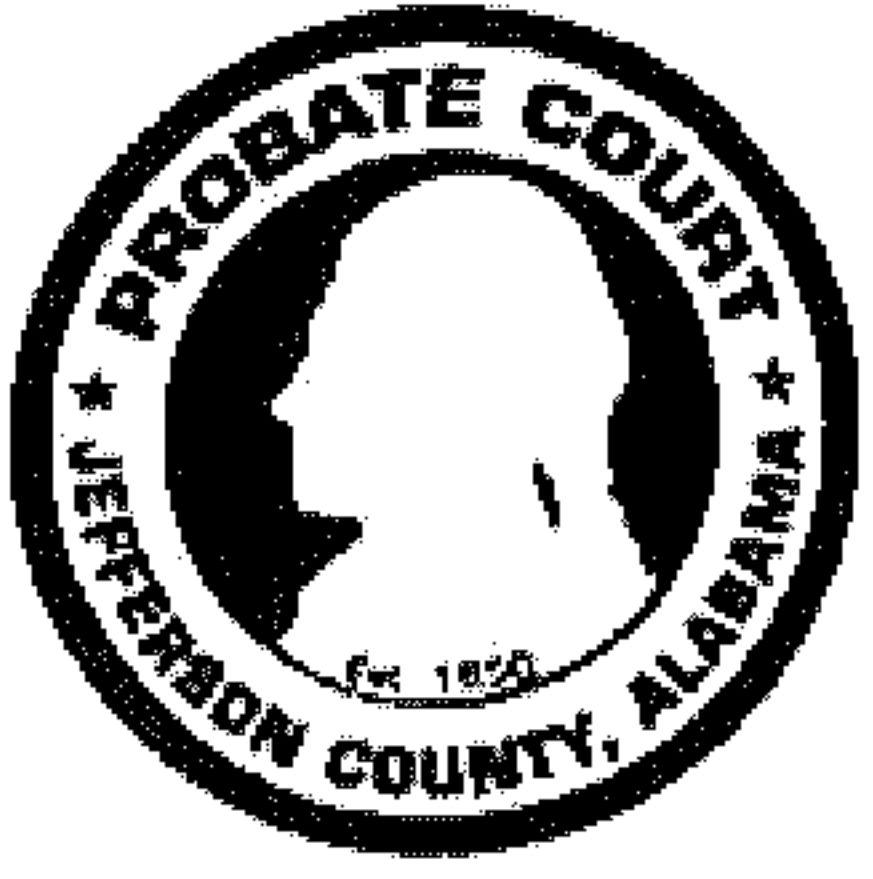
☐ Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



PROBATE COURT OF JEFFERSON COUNTY BESSEMER DIVISION

1801 THIRD AVENUE NORTH, RM. 101
BESSEMER, ALABAMA 35020

jeffcoprobatecourt.com • jeffcoelectionsal.com

Judge Elizabeth North
Deputy Probate Judge
northe@jccal.org
(205) 481-3253

Accounting
(205) 425-8208

Judicial
(205) 481-4102

Recording
(205) 481-4100

BIRMINGHAM DIVISION

Judge James P. Naftel, II
Presiding Judge
naftelj@jccal.org
(205) 325-5203

Judge Sherri C. Friday
fridays@jccal.org
(205) 325-5426

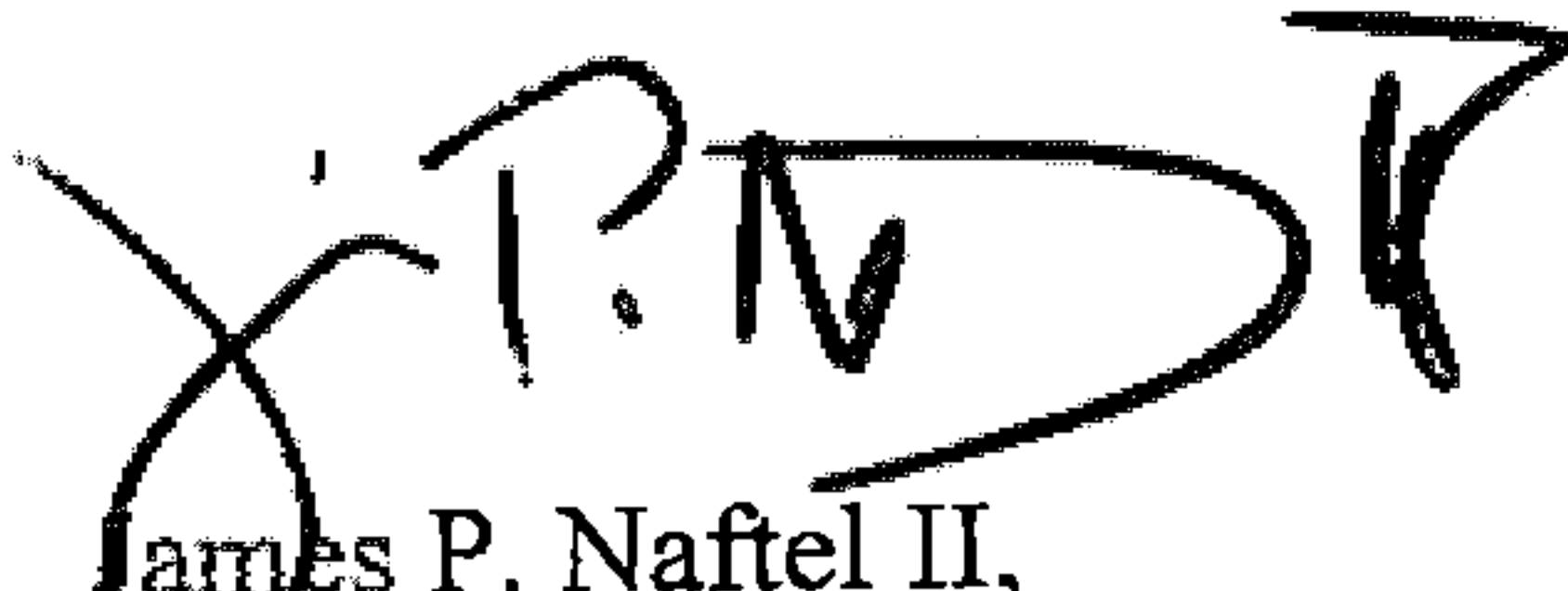
June 10, 2024

To Whom It May Concern:

I, James P Naftel II, Judge of Probate of Jefferson County, Alabama, do hereby certify that the **deed from Tracy and John Lee to John David and Hannah Flippo** was recorded in said county on **June 10, 2024, instrument number 2024054449**. The total amount of deed transfer tax collected was **\$12.50** and mortgage tax collected from **John David and Hannah Flippo to Regions bank dba Regions Mortgage** was **\$603.90** from recorded mortgage with instrument number **2024054450**.

Distributions to the following counties will be completed as follows:

Jefferson County – 92.6%
Shelby County – 7.4%


James P. Naftel II,
Chief Probate Judge
Jefferson County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2024 03:39:48 PM
\$35.00 PAYGE
20240610000172460

Alexis S. Bayal