

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:
Mitchell Chappell
Bridget Chappell
306 Lakewood Lane
Columbiana, AL 35051

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 and NO/100 (\$535,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Bart Stanley, and spouse, Angela M. Stanley** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Mitchell Chappell and Bridget Chappell** (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:

See attached Exhibit "A"

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

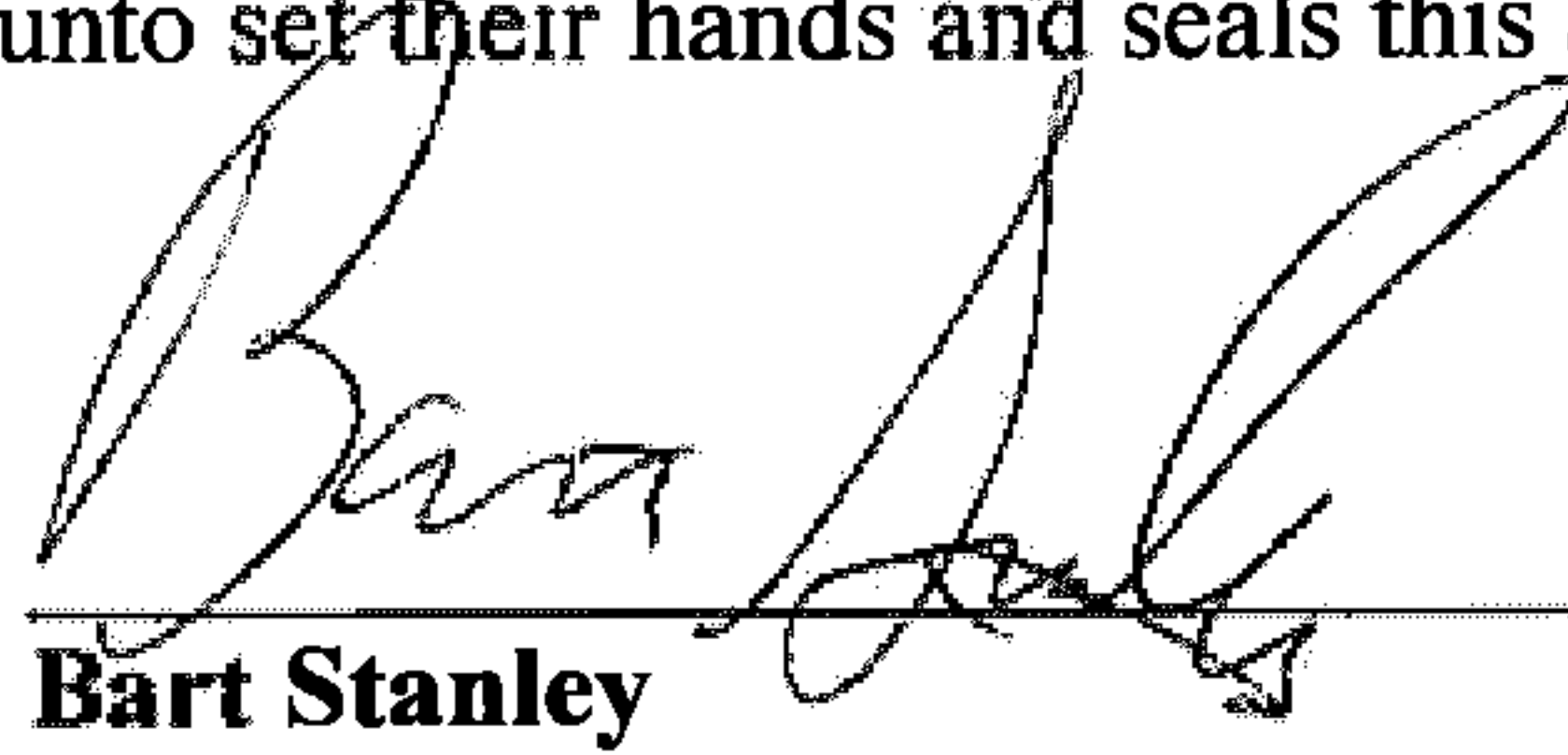
Property Address: 306 Lakewood Lane Columbiana, AL, 35051

\$428,000.00 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 GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **July 15, 2024**.

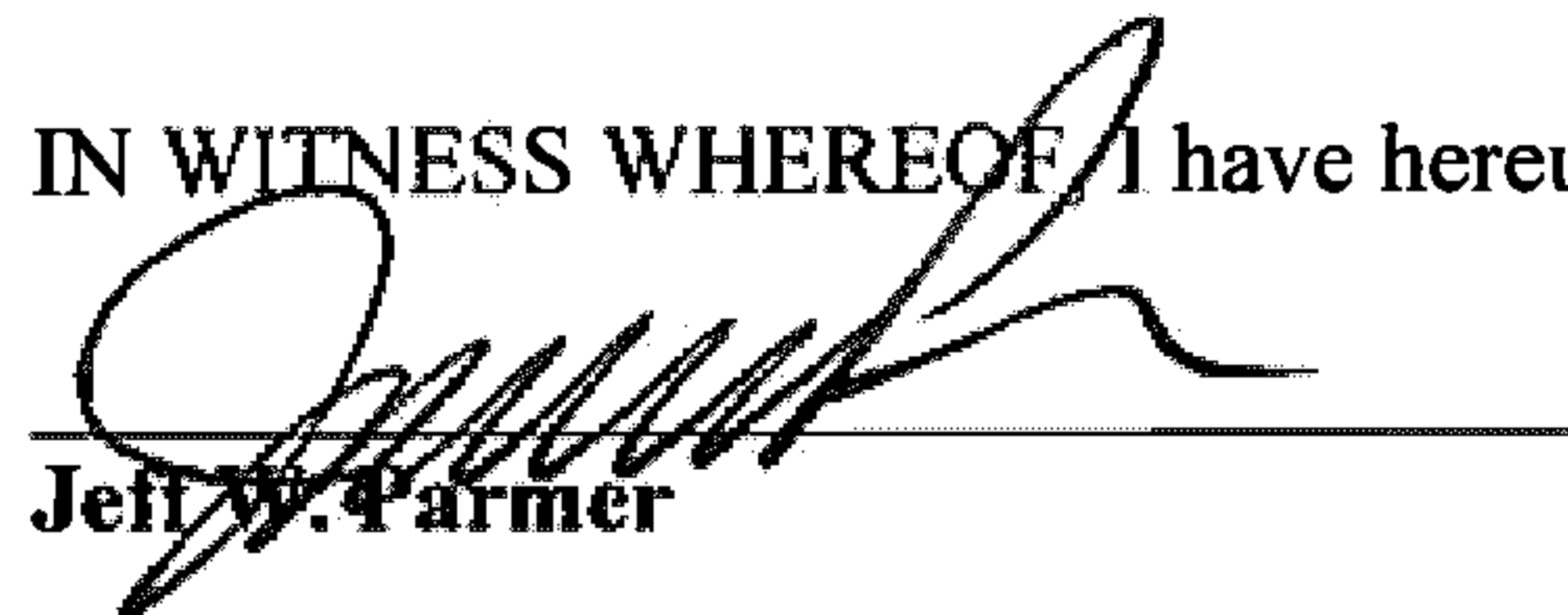

Bart Stanley


Angela M. Stanley

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Bart Stanley and Angela M. Stanley**, 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 **July 15, 2024**.


Jeff W. Farmer

NOTARY PUBLIC
My Commission Expires: 09/13/2024

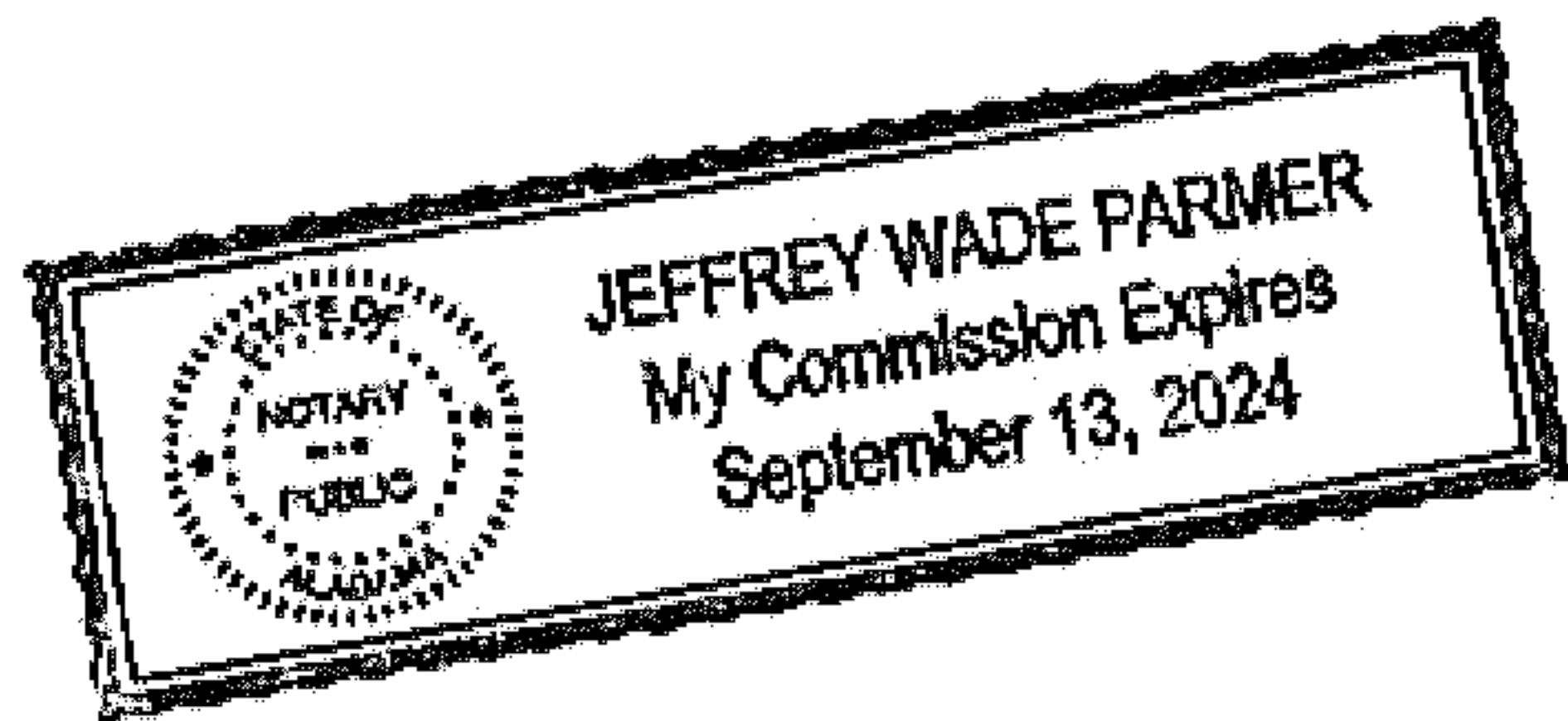


Exhibit A

Legal Description

A parcel of land located in the SE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the SE 1/4 of SE 1/4 of said Section 34; thence North 88 degrees 07 minutes 43 seconds East along the North line of said 1/4-1/4 section a distance of 915.91 feet to a point on the Northwesternly right of way line of Lakewood Lane (prescriptive right of way); thence South 57 degrees 04 minutes 23 seconds West along said right of way line a distance of 28.69 feet; thence South 41 degrees 40 minutes 10 seconds West along said right of way line a distance of 106.88 feet; thence South 43 degrees 07 minutes 58 seconds West along said right of way a distance of 160.37 feet; thence South 44 degrees 27 minutes 57 seconds West along said right of way line a distance of 122.33 feet; thence South 53 degrees 16 minutes 41 seconds West along said right of way line a distance of 97.71 feet; thence South 44 degrees 46 minutes 37 seconds West along said right of way line a distance of 54.23 feet; thence South 35 degrees 29 minutes 7 seconds West along said right of way line a distance of 47.61 feet; thence South 48 degrees 11 minutes 18 seconds West along said right of way line a distance of 87.54 feet; thence South 73 degrees 48 minutes 49 seconds West along said right of way line a distance of 92.43 feet; thence South 76 degrees 37 minutes 44 seconds West along paid right of way line a distance of 129.24 feet to a point lying on the northerly line of a 15 foot ingress-egress easement and the beginning of a curve to the right having a radius of 155.82 feet, a central angle of 40 degrees 49 minutes 00 seconds and subtended by a chord which bears North 84 degrees 36 minutes 40 seconds West a distance of 108.67 feet; thence along the arc of said curve and said easement a distance of 111.0 feet to end of said curve; thence North 64 degrees 12 minutes 10 seconds West along said Easement a distance of 21.49 feet to the beginning of a curve to the right having a radius of 182.50 feet, a central angle of 03 degrees 44 minutes 44 minutes 39 seconds and subtended by a chord which bears North 64 degrees 19 minutes 51 seconds West a distance of 11.92 feet; thence along the arc of said curve and said easement a distance of 11.93 feet; thence leaving said easement line North 0 degrees 20 minutes 30 seconds West a distance of 227.04 feet; thence South 89 degrees 39 minutes 30 seconds West a distance of 60.00 feet to a point lying on the Westerly 1/4-1/4 line of said Section 34; thence North 0 degrees 20 minutes 30 seconds West a distance of 267.79 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Bart Stanley and Angela M. Stanley
Mailing Address 2400 County Road 1678
Cullman, AL 35058

Grantee's Name Mitchell Chappell and Bridget Chappell
Mailing Address 306 Lakewood Lane
Columbiana, AL 35051

Property Address 306 Lakewood Lane
Columbiana, AL 35051

Date of Sale July 15, 2024
Total Purchase Price \$535,000.00
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 7-15-2024 Print Jeff W. Parmer

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2024 01:29:13 PM
\$138.00 BRITTANI
20240716000216350

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

Form RT-1

Alvin S. Bayl