

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:  
Heather Dunbar  
Allison Dunbar  
888 Barkley Drive  
Alabaster, AL 35007

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

**JOINT SURVIVORSHIP DEED**

20240719000222240  
07/19/2024 03:21:57 PM  
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED ELEVEN THOUSAND FOUR HUNDRED FORTY SIX AND 38/100 and NO/100 (\$211,446.38) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Bradley E. Sturm, a married person and spouse, Amelia Sturm, and Heather M. Dunbar, a married person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Heather Dunbar and Allison Dunbar** (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 341, Silver Creek, Sector III, Phase III, as shown on map of said plat recorded in Map Book 40, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.**

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

Property Address: 888 Barkley Drive Alabaster, AL, 35007.

Heather M. Dunbar is one and the same person as Heather Dunbar and Heather M. Sturm. The property conveyed herein does not constitute the homestead of Heather Dunbar nor that of her spouse.

**None** 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 GRANTEEES, 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 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.

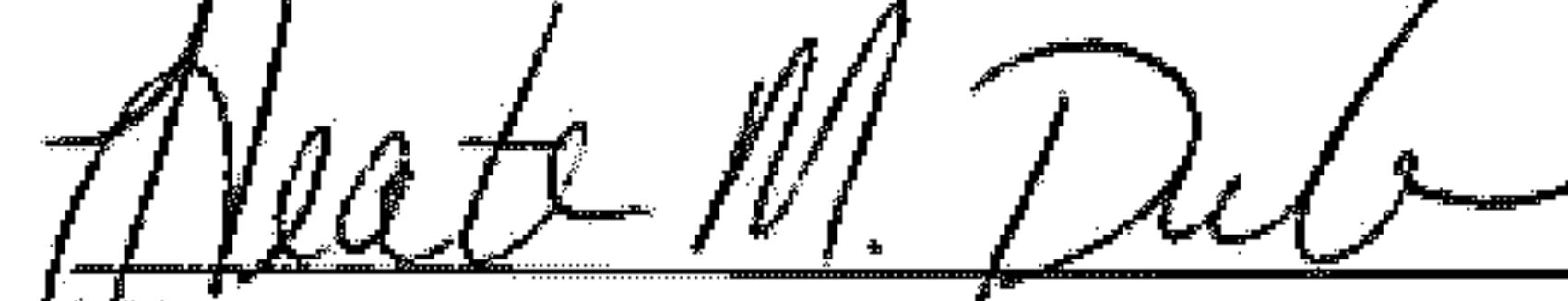
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as 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 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 **July 19, 2024**.

  
**Bradley E. Sturm**

  
**Amelia Sturm**

  
**Heather M. Dunbar**

STATE OF ALABAMA )

COUNTY OF JEFFERSON)

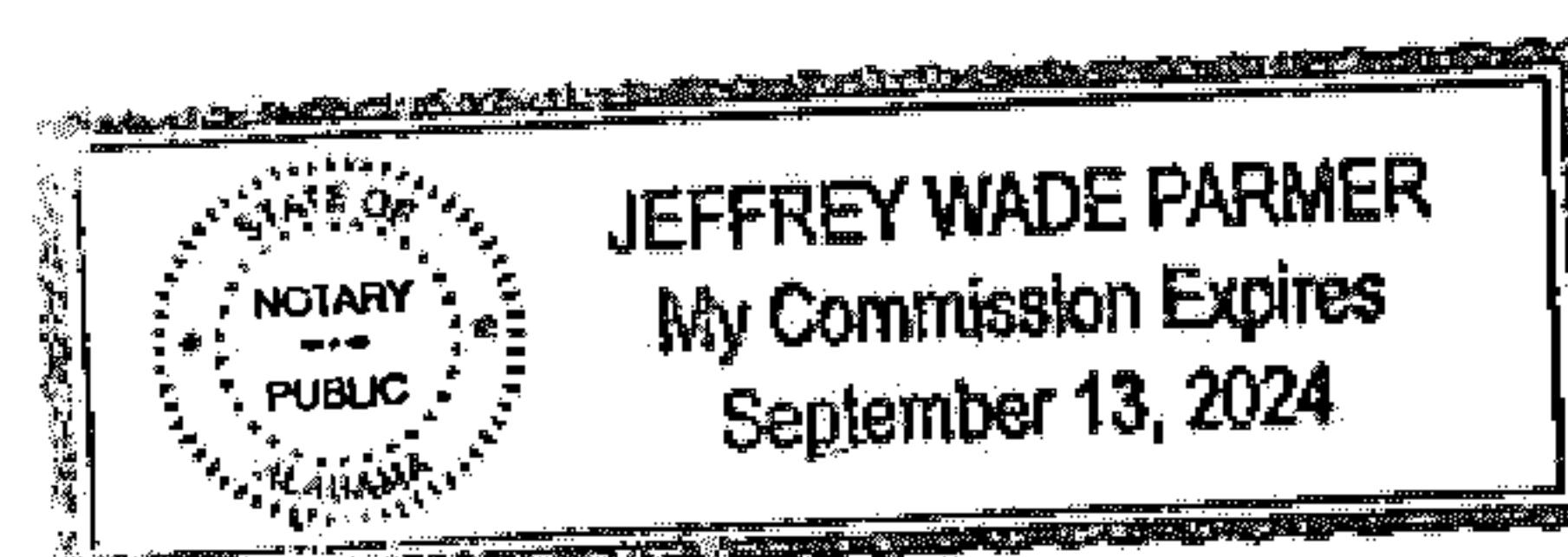
I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Bradley E. Sturm, Amelia Sturm, and Heather M. Dunbar**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents 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 19, 2024**.

  
**Jeff W. Farmer**

NOTARY PUBLIC

My Commission Expires: 09/13/2024



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

|  |  |   |
|--|--|---|
| Grantor's Name<br><u>Amelia Sturm</u>                                | <u>Bradley E. Sturm, Heather M. Sturm, and</u> | Grantee's Name<br><u>Heather Dunbar and Allison Dunbar</u>          |
| Mailing Address<br><u>207 Sycamore Lane<br/>Alabaster, AL 35007</u>  |  | Mailing Address<br><u>888 Barkley Drive<br/>Alabaster, AL 35007</u> |
| Property Address<br><u>888 Barkley Drive<br/>Alabaster, AL 35007</u> |  | Date of Sale<br><u>July 19, 2024</u>                                |
|  |  | Total Purchase Price<br><u>\$211,446.38</u>                         |
|  |  | Or  |
|  |  | Actual Value<br><u>\$</u>   |
|  |  | Assessor's Market Value<br><u>\$</u>                                |

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 7-19-2024

Print Jeff W. Parmer

Unattested

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

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/19/2024 03:21:57 PM  
\$242.50 PAYGE  
20240719000222240

*Amelia Sturm*