

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Logan Grant Joiner
Kimberly Lynn Joiner
315 Lake View Circle
Vandiver, AL 35176

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Thomas Properties & Investments, L.L.C.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Logan Grant Joiner and Kimberly Lynn Joiner** (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 **Shelby County**, State of Alabama, to-wit:

BEGIN AT A FOUND 1.5" OPEN TOP PIPE LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 88°35'52" E ALONG SAID NORTH LINE FOR A DISTANCE OF 43.89' TO A FOUND 1/2" REBAR; THENCE LEAVING SAID NORTH LINE, RUN S 36°38'57" E FOR A DISTANCE OF 138.19' TO A FOUND 1/2" REBAR; THENCE RUN S 36°38'32" E FOR A DISTANCE OF 141.19' TO A FOUND 1/2" REBAR ON THE NORTH SIDE OF LAKE VIEW CIRCLE (PUBLIC ACCESS ROAD); THENCE RUN S 36°52'43" E FOR A DISTANCE OF 18.64' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN S 49°59'22" W FOR A DISTANCE OF 94.11' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 34°46'00" W FOR A DISTANCE OF 132.90' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN N 58°17'33" W FOR A DISTANCE OF 89.59' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE CONTINUE ALONG LAST DESCRIBED COURSE N 58°17'33" W FOR A DISTANCE OF 76.11' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 00°21'39" E FOR A DISTANCE OF 319.00' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE NORTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN N 88°35'52" E ALONG SAID NORTH LINE FOR A DISTANCE OF 65.00' TO THE POINT OF BEGINNING.

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

Property Address: **315 Lake View Circle, Vandiver, AL 35176**

Thomas Properties & Investments, L.L.C. is one and the same as Thomas Properties and Investments, LLC, grantee in deed recorded in Inst. #20240306000060700 and in Inst. #2024090400027430.

\$309,294.00 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 GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 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 GRANTOR will, and GRANTOR'S successors,, 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set its hand and seal this **27th day of September, 2024.**

Thomas Properties & Investments, L.L.C.



By: Thomas W. Fish

Its Managing Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Thomas W. Fish** whose name as **Managing Member** of **Thomas Properties & Investments, L.L.C.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name as such Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **27th day of September, 2024.**



NOTARY PUBLIC
My Commission Expires: **02/21/28**

ALAN CROCKER KEITH Notary Public, Alabama State at Large My Commission Expires February 21, 2028
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Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Thomas Properties & Investments, L.L.C.
 Mailing Address 315 Lake View Circle
Vandiver, AL 35176

Grantee's Name Logan Grant Joiner and Kimberly Lynn Joi
 Mailing Address 315 Lake View Circle
Vandiver, AL 35176

Property Address 315 Lake View Circle
Vandiver, AL 35176

Date of Sale 09/27/2024
 Total Purchase Price \$315,000.00

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 09/27/2024

Print Alan C. Keith

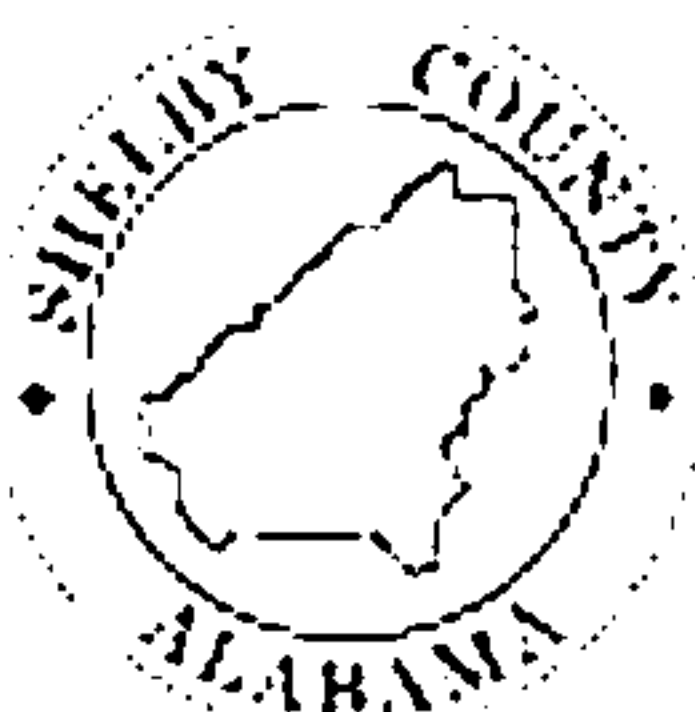
☐ Unattested

Sign

Alan C. Keith
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2024 09:38:38 AM
\$37.00 JOANN
20240930000303810



Form RT-1

Alan S. Boyd