



20240930000304920 1/3 \$313.00
Shelby Cnty Judge of Probate, AL
09/30/2024 01:48:02 PM FILED/CERT

Shelby County, AL 09/30/2024
State of Alabama
Deed Tax: \$285.00

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Kathryn Claire Overcash and
Jonathan Lance Overcash
1923 Highway 32
Columbiana, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Eighty Five Thousand and No/100 Dollars (\$285,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mishelle C. Coronado and husband, Robert W. Russell** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kathryn Claire Overcash and Jonathan Lance Overcash** (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:

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, also shown as a portion Tract 40, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County Alabama, more particularly described as follows:

BEGIN at the SW Corner of the NW 1/4 of the NW 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 00°01'05" West for a distance of 995.36' to the Southerly R.O.W. line of Mimosa Road and/or Shelby County Highway 41; thence North 82°31'35" East and along said R.O.W. line for a distance of 591.47 feet to a curve to the right, having a radius of 1869.86 feet, and subtended by a chord bearing of North 88°24'30" East, and a chord distance of 383.27 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 383.94 feet; thence South 00°01'05" East and leaving said R.O.W. line for a distance of 1096.07 feet; thence North 89°13'28" West for a distance of 969.68 feet to the POINT OF BEGINNING.

Subject To:

- 1) Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Primary residence should have a minimum of 1800 square feet.
- 4) No subdivision of the 23.60 acres. This covenant shall expire on 01/01/2033.
- 5) No mobile homes, except as a temporary living situation while permanent home is under construction (24 months max).
- 6) Transmission line permits to Alabama Power Company as recorded in Deed Book 131, Page 138; Deed Book 171, Page 278; Deed Book 223, Page 106; Deed Book 171, Page 302; Deed Book 240, Page 424 and Deed Book 280, Page 291, in the Probate Office of Shelby County, Alabama.



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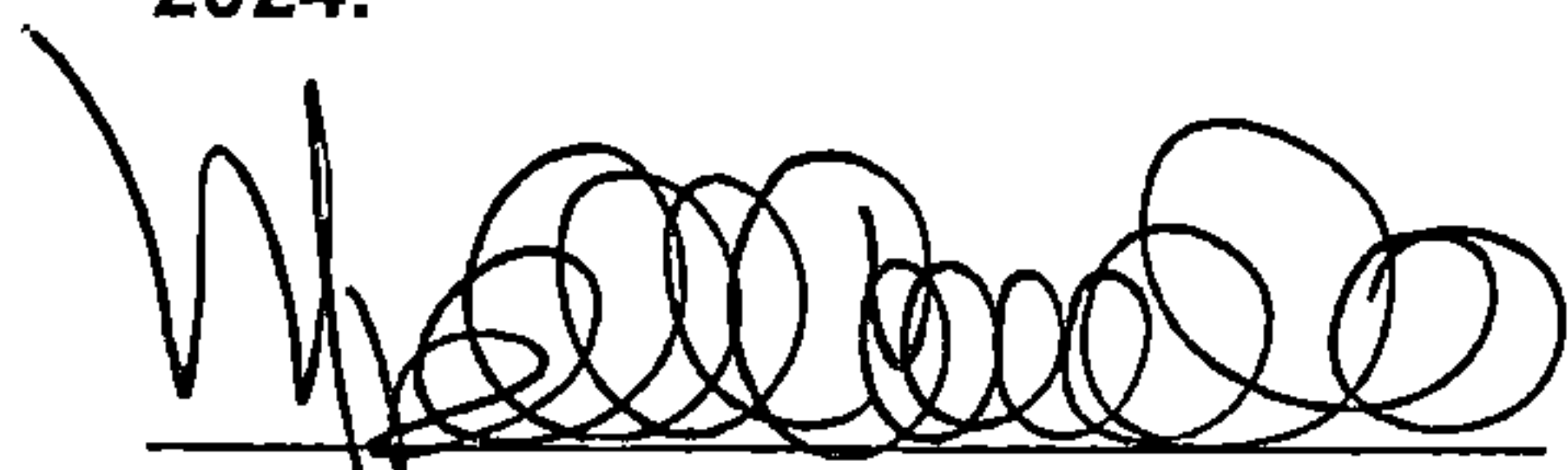
- 7) Title to one half interest in all minerals and mining rights and privileges belonging thereto, in and under said land and right of way of public road and telephone line, as reserved in deed from Mrs. C.G. Holliday and husband, to Vera D. Whitehead, recorded in Deed Book 116, Page 435, in the Probate Office of Shelby County, Alabama.
- 8) Rights of way to Shelby County as recorded in Deed Book 260, Page 752; Deed Book 222, Page 257 and Deed Book 260, Page 754, in the Probate Office of Shelby County, Alabama.
- 9) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

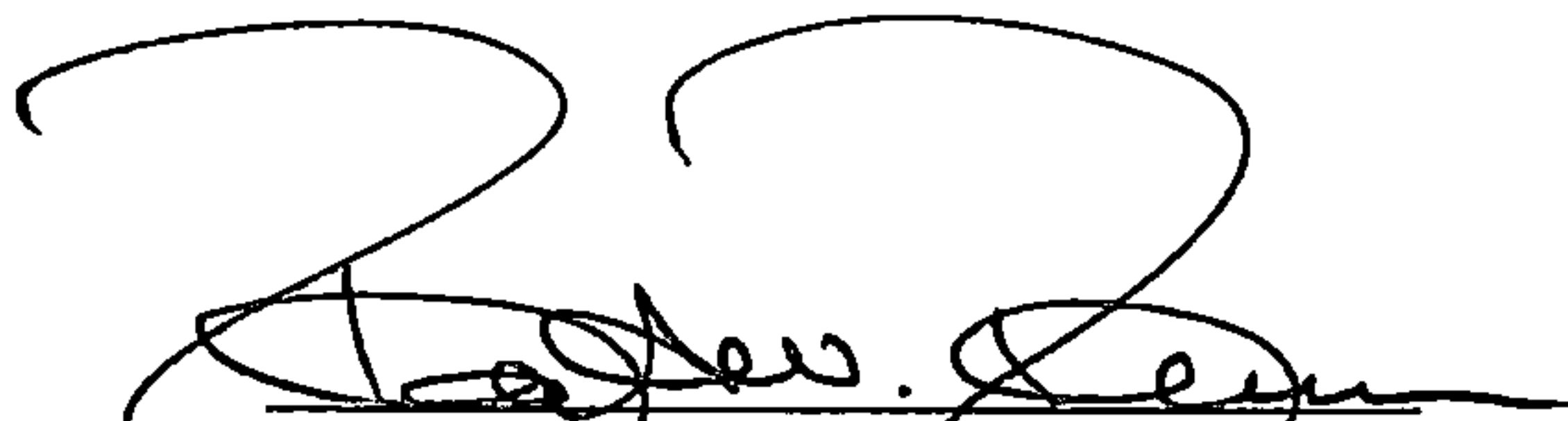
\$240,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 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 GRANTORS have a good right to sell and convey the said Real Estate; 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 my/our hand and seal this the **20th** day of **September**, **2024**.


Mishelle C. Coronado


Robert W. Russell

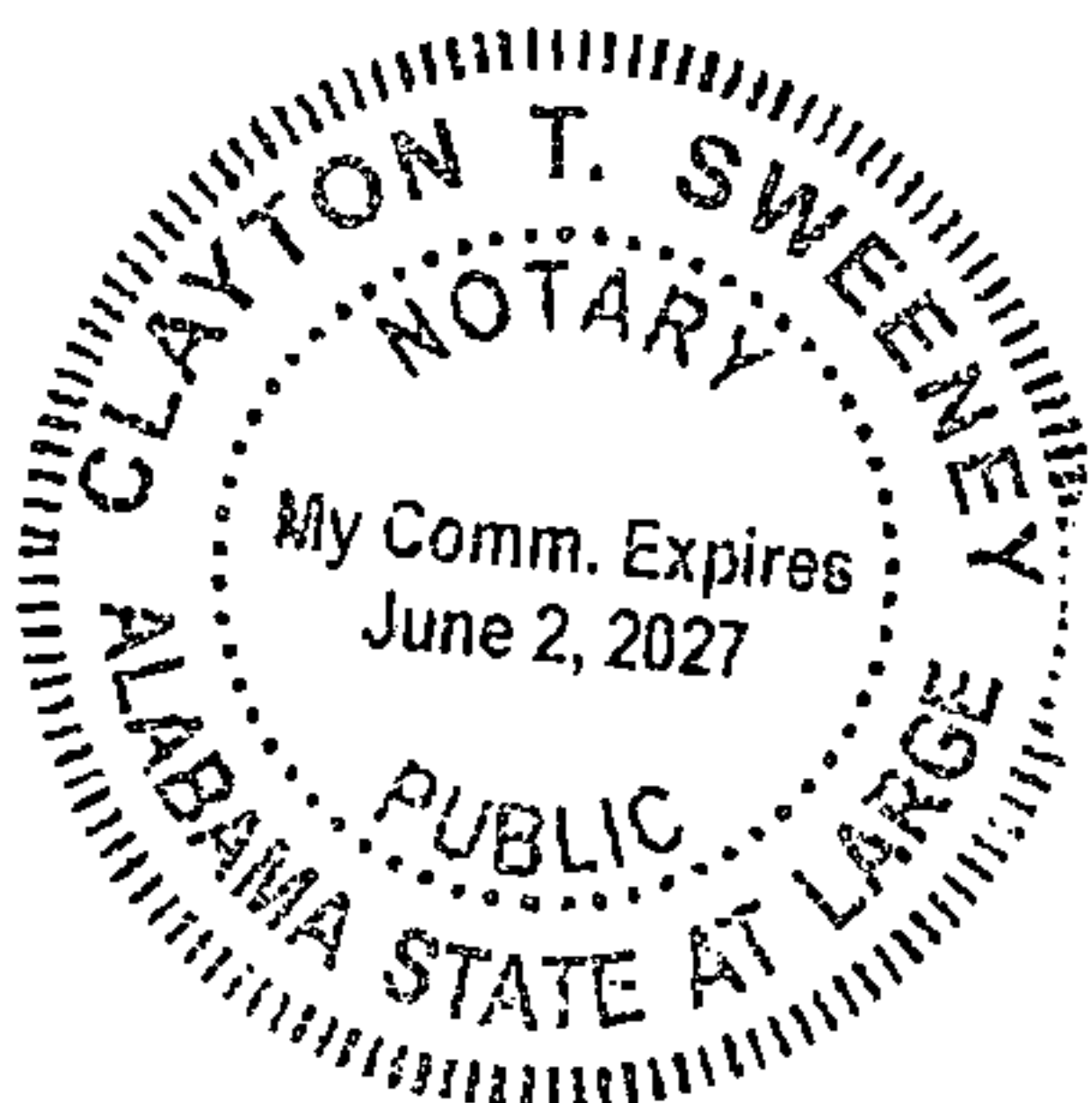
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mishelle C. Coronado and husband, Robert W. Russell, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of September, 2024.


NOTARY PUBLIC
My Commission Expires: 06-02-2027

(AFFIX SEAL)



Real Estate Sales Validation Form

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

Grantor's Name
Mishelle C. Coronado and
Robert W. Russell

Grantee's Name
Kathryn Claire Overcash and
Jonathan Lance Overcash

Mailing Address
1796 Murray Hill Rd
Vestavia Hills, AL 35216

Mailing Address
1923 Highway 32
Columbiana, AL 35052

Property Address
0 Mimosa Rd Parcel 1 East
Leeds, AL 35094

Date of Sale
September 20, 2024



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Total Purchase Price \$ 285,000.00

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/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Other – property tax redemption |
| ☒ 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 _____

Print Mishelle C. Coronado and Robert W. Russell

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one