

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2024-637

Send Tax Notice To:
MERRITTIA R. ALLRED and JOANNA M.
ALLRED
42429 Alabama 25
Vincent, AL 35178

Value: 88,530.00

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, MERRITTIA R. ALLRED, a single woman, and JOANNA M. ALLRED, a single woman, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, MERRITTIA R. ALLRED and JOANNA M. ALLRED, (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:

Commence at the SE Corner of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence N90°00'00"W, a distance of 654.00'; thence S00°31'43"W, a distance of 77.36' to the POINT OF BEGINNING; thence S00°30'38"W, a distance of 106.14'; thence S86°19'26"E, a distance of 255.55' to the Northwesterly R.O.W. line of Alabama Highway 25; thence N29°46'15"E and along said R.O.W. line, a distance of 81.87'; thence N71°13'14"W and leaving said R.O.W. line, a distance of 119.07'; thence N85°52'35"W, a distance of 182.46' to the POINT OF BEGINNING.

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

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, 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 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; 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 the 3rd day of October, 2024.

Merrittia R. Allred
MERRITTIA R. ALLRED
Joanna M. Allred
JOANNA M. ALLRED

STATE OF ALABAMA)
 COUNTY OF JEFFERSON)
 Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of October, 2024.

Walter E. Thomas
 NOTARY PUBLIC
 My Commission Expires: 05/20/2028



Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | <u>Merrittia R. Allred and Joanne M. Allred</u> | Grantee's Name | <u>MERRITTIA R. ALLRED and JOANNA M. ALLRED</u> |
| Mailing Address | <u>42429 AL 25</u> | Mailing Address | <u>42429 AL 25</u> |
| | <u>Vincent, AL 35178</u> | | <u>Vincent, AL 35178</u> |
| Property Address | <u>42429 Alabama 25</u> | Date of Sale | <u>10/3/24</u> |
| | <u>Vincent, AL 35178</u> | Total Purchase Price | <u>\$0.00</u> |
| | | or | |
| | | Actual Value | <u>\$ 88,530</u> |
| | | or | |
| | | Assessor's Market Value | <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 Appraisal
 Sales Contract Other tax record
 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 10/3/24

Print

Jennifer Bynum

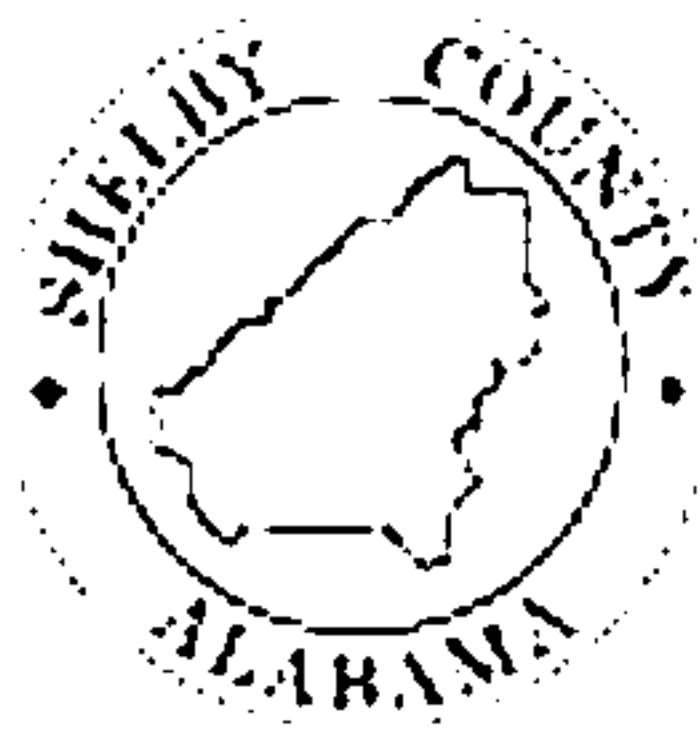
Unattested

Sign

Jennifer Bynum
(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
 10/03/2024 09:50:37 AM
 \$117.00 BRITTANI
 20241003000309680



Form RT-1

Allison S. Bynum