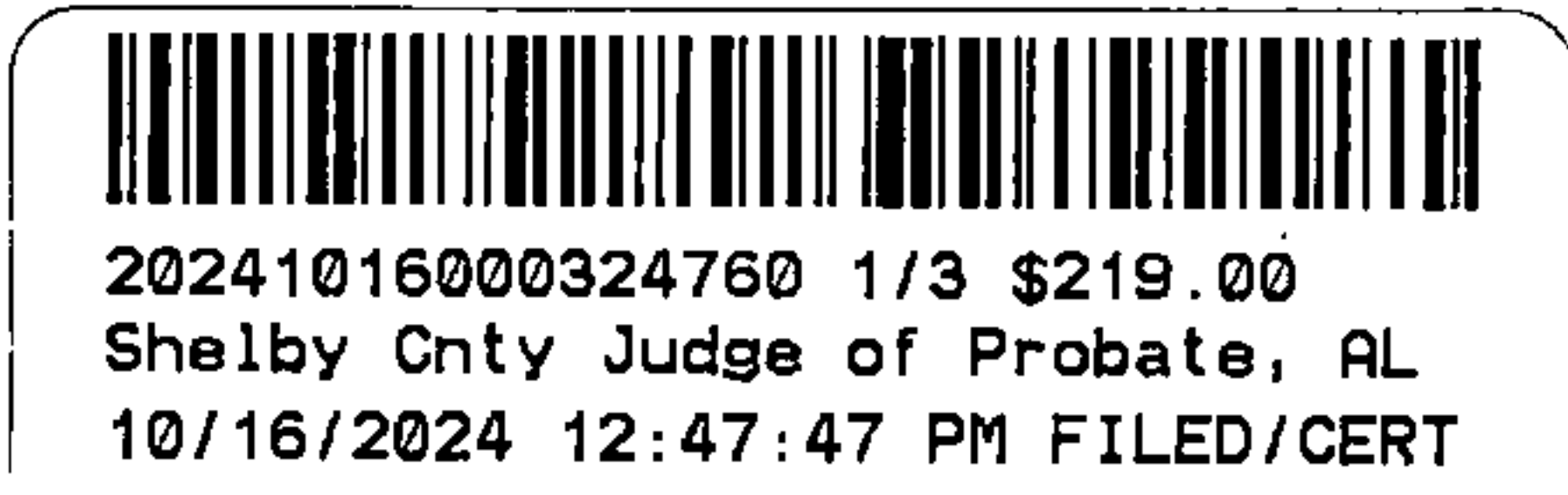


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tansy D. Russell



SURVIVORSHIP DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINTY THOUSAND EIGHT HUNDRED THRITHY DOLLARS AND ZERO CENTS (\$190,830.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Tansy D. Russell, *a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Tansy D. Russell and Amber Guiditta as joint tenant with right of survivorship* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

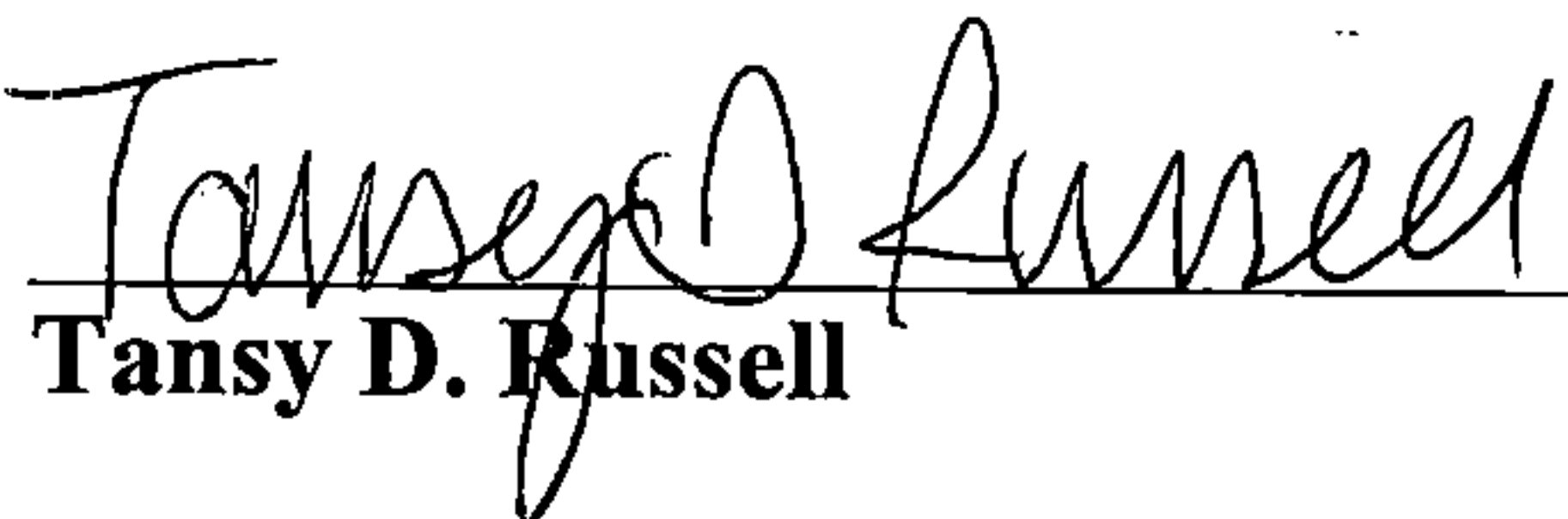
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

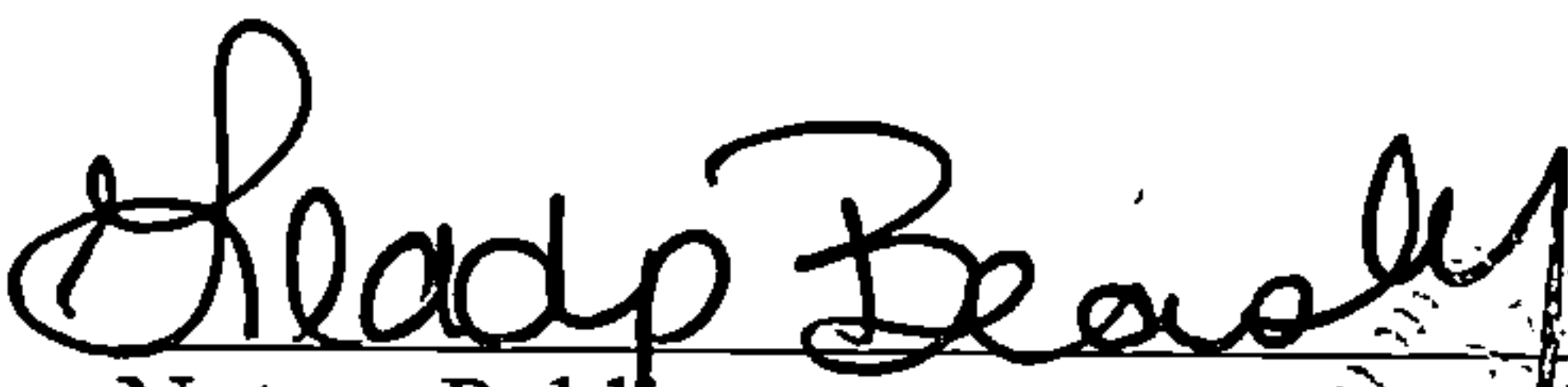
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of October 2024.


Tansy D. Russell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tansy D. Russell**, whose name 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 conveyance, her executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of October 2024.


Notary Public
My Commission Expires **May 11, 2026**

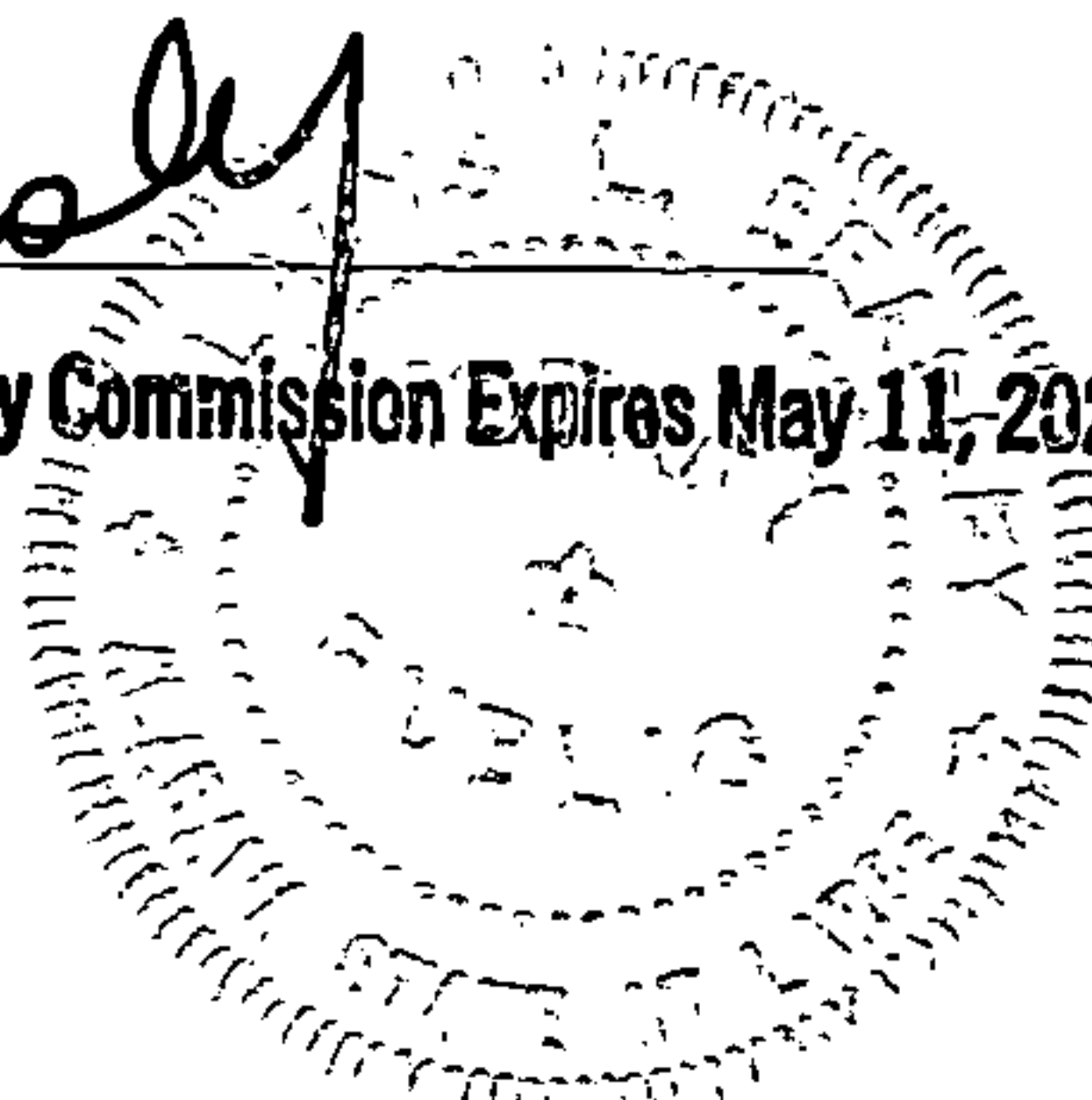


EXHIBIT "A"
LEGAL DESCRIPTION



20241016000324760 2/3 \$219.00
Shelby Cnty Judge of Probate, AL
10/16/2024 12:47:47 PM FILED/CERT

Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4, Section 2, Township 22 South, Range 4 West; thence run South along the West line of the Jack Clark property a distance of 330 feet; thence continue in the same direction along the West line of the Joseph C. and Irene Parker property a distance of 315 feet; thence run Easterly 77 degrees 45 minutes for a distance of 316.39 feet to the point of beginning; thence run North along the East property line of Joseph C. and Irene Parker for a distance of 247 feet to a point on the South right of way line of Shelby County Road Number 22; thence run Easterly along said right of way a distance of 190 feet; thence run Southerly along the West side of the M.D. Harper driveway for a distance of 247 feet; thence run Westerly a distance of approximately 190 feet to the point of beginning. Said property is a portion of Lot 7 of Swann Estate, according to survey of Charles H. Peary, Jr., dated April 10, 1976.

Real Estate Sales Validation Form



20241016000324760 3/3 \$219.00
Shelby Cnty Judge of Probate, AL
10/16/2024 12:47:47 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Tansy D Russell
Mailing Address 150 Hwy 22
Montevallo, AL 35115

Grantee's Name Tansy D Russell
Mailing Address 150 Hwy 22
Montevallo, AL 35115

Property Address 150 Hwy 22
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 190,830.00

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
☐ Closing Statement

☐ Appraisal
☐ Other

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 10-16-24

Print Tansy D Russell

Sign Tansy D Russell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1