

THIS INSTRUMENT PREPARED BY:
Michael Reagan Reeves
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Landon A. Donahoo
284 Bear Creek Road
Sterrett, AL 35147

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND 00/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Michael F. Donahoo and Vanessa G. Donahoo, Husband and Wife** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael F. Donahoo, Vanessa G. Donahoo, and Landon A. Donahoo** (hereinafter referred to as GRANTEES), their successors and assigns, the following described Real Estate, lying and being in the County of Shelby , State of Alabama, to-wit:

See Attached Exhibit "A"

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

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THE PROPERTY OR REVIEWED THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

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 heirs, executors and administrators, covenants with Grantees, and with Grantees' 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 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 GRANTOR have hereunto set its hands and seals this 13 day of December, 2024

Michael F. Donahoo
Michael F. Donahoo

Vanessa G. Donahoo
Vanessa G. Donahoo

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael F. Donahoo and Vanessa G. Donahoo whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of December, 2024.

[Signature]
Notary Public

My Commission Expires: November 7, 2028

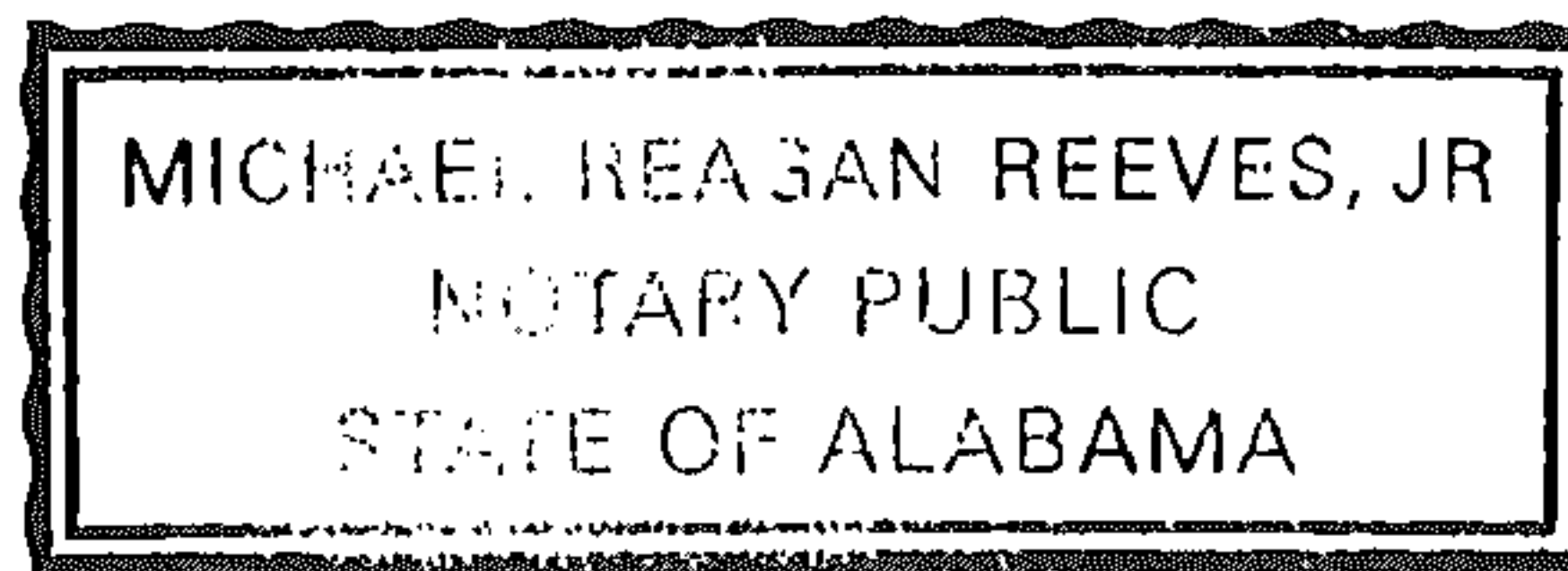


Exhibit "A"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND NAIL BEING LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 AND RUN S 88°37'01" W ALONG SAID 1/4 - 1/4 LINE FOR A DISTANCE OF 355.55' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 00°17'18" W FOR A DISTANCE OF 746.64' TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI" ON THE SOUTHERLY MARGIN OF SHELBY COUNTY HIGHWAY NO. 43 (OLD BEAR CREEK ROAD 90' R.O.W.); THENCE RUN ALONG SAID SOUTHERLY MARGIN N 61°21'40" E FOR A DISTANCE OF 52.63' TO A FOUND CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN, RUN N 27°04'49" W FOR A DISTANCE OF 9.85' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE SOUTHERLY MARGIN OF HIGHWAY 43 (80' R.O.W.); THENCE RUN ALONG SAID SOUTHERLY MARGIN N 61°41'01" E FOR A DISTANCE OF 342.21' TO A FOUND NAIL IN A 1" OPEN TOP PIPE ON THE EASTERN BOUNDARY OF SAID 1/4 - 1/4 SECTION; THENCE LEAVING SAID SOUTHERLY MARGIN (80' R.O.W.) AND SAID 1/4 - 1/4 LINE, RUN S 00°59'54" E FOR A DISTANCE OF 684.50' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 89°00'46" E FOR A DISTANCE OF 250.00' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 00°59'13" E FOR A DISTANCE OF 250.58' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE RUN ALONG SAID SOUTH 1/4 - 1/4 LINE S 89°08'41" W FOR A DISTANCE OF 250.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 8.23 ACRES, MORE OR LESS.

Being the same property acquired by Michael F. Donahoo and Vanessa G. Donahoo in those certain deeds recorded in Instrument No. 20040108000012750 and 20241213000382900 in the Probate Office of Shelby County, Alabama.

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>Michael F. Donahoo and Vanessa G. Donahoo</u>	Grantee's Name	<u>Michael F. Donahoo, Vanessa G. Donahoo, and Landon A. Donahoo</u>
Mailing Address	<u>50 Crystal Lake Dr.</u> <u>Sterrett, AL 35147</u>	Mailing Address	<u>284 Bear Creek Bend Rd.</u> <u>Sterrett, AL 35147</u>
Property Address	<u>284 Bear Creek Bend Rd</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>December 13, 2024</u>
		Total Purchase Price	<u></u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u>\$5,670.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Total Appraised Value</u>
<input type="checkbox"/> 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 December 13, 2024

Print Michael Reagan Reeves

☐ Unattested

Sign

(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
12/13/2024 01:08:56 PM
\$38.00 BRITTANI
20241213000383080

Form RT-1

Allen S. Bayl