

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

Send Tax Notice To:
Garrick Allen McCarty and
Lindsay Rae McCarty
5408 Caldwell Mill Road
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Fifty Thousand and No/100 (\$450,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert Dell Kurttts, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Garrick Allen McCarty and Lindsay Rae McCarty** (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:

Plot 1 according to survey made of Lee Street Estate by Alton Young in March, 1963 as shown by map recorded in Map Book 4, page 80, in the Probate Office of Shelby County, Alabama, which said Plot 1 is more particularly described as follows:

From the Southeast corner of Section 15, Township 19 South, Range 2 West run Westerly along the South boundary line of the said Section 15 for 943.09 feet to a point in the center of a County Road; thence turn an angle of 78°32' to the right and run Northwesterly along the center of said road for 33.28 feet to the Point of Beginning of the land herein described; thence turn an angle of 75°11'20" to the left and run Northwesterly 707.04 feet; thence turn an angle of 74°52'10" to the right and run Northwesterly for 265.69 feet; thence turn an angle of 101°52'10" to the right and run Easterly for 681.14 feet, more or less, to a point in the center of said County Road; thence turn an angle of 73°03' to the right and run Southeasterly along the center of said County Road for 200.0 feet; thence turn an angle 05°24' to the right and continue Southeasterly along the center of said road 110.0 feet, more or less, to the Point of Beginning. EXCEPT, however, from the above described land, the right of way of the County Road as now located.

This land being a part of the S 1/2 of the SE1/4 of Section 15, Township 19 South, Range 2 West.

Shelby County, AL 12/20/2024
State of Alabama
Deed Tax:\$105.00

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.
\$345,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject To:

1. Ad Valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Road Right of way recorded in Deed Volume 226, Page 530, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Deed Volume 230, Pages 105 & 106, Real 355, Page 247 and Deed Volume 186, Page 222, in the Probate Office of Shelby County, Alabama.

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 GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, 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 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 GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **17th** day of
December, 2024.



Robert Dell Kurtts

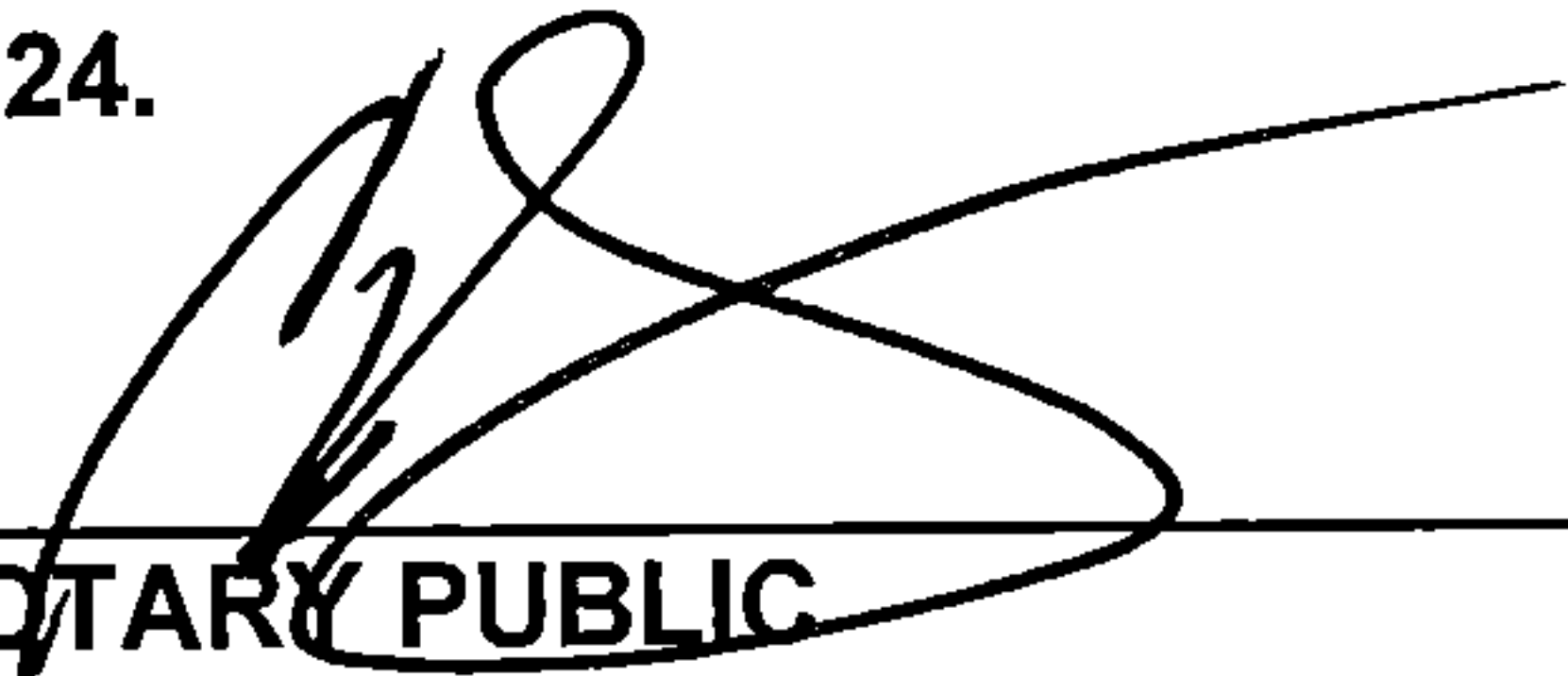


20241220000389260 3/4 \$136.00
Shelby Cnty Judge of Probate, AL
12/20/2024 02:05:06 PM FILED/CERT

**STATE OF ALABAMA)
COUNTY OF JEFFERSON)**

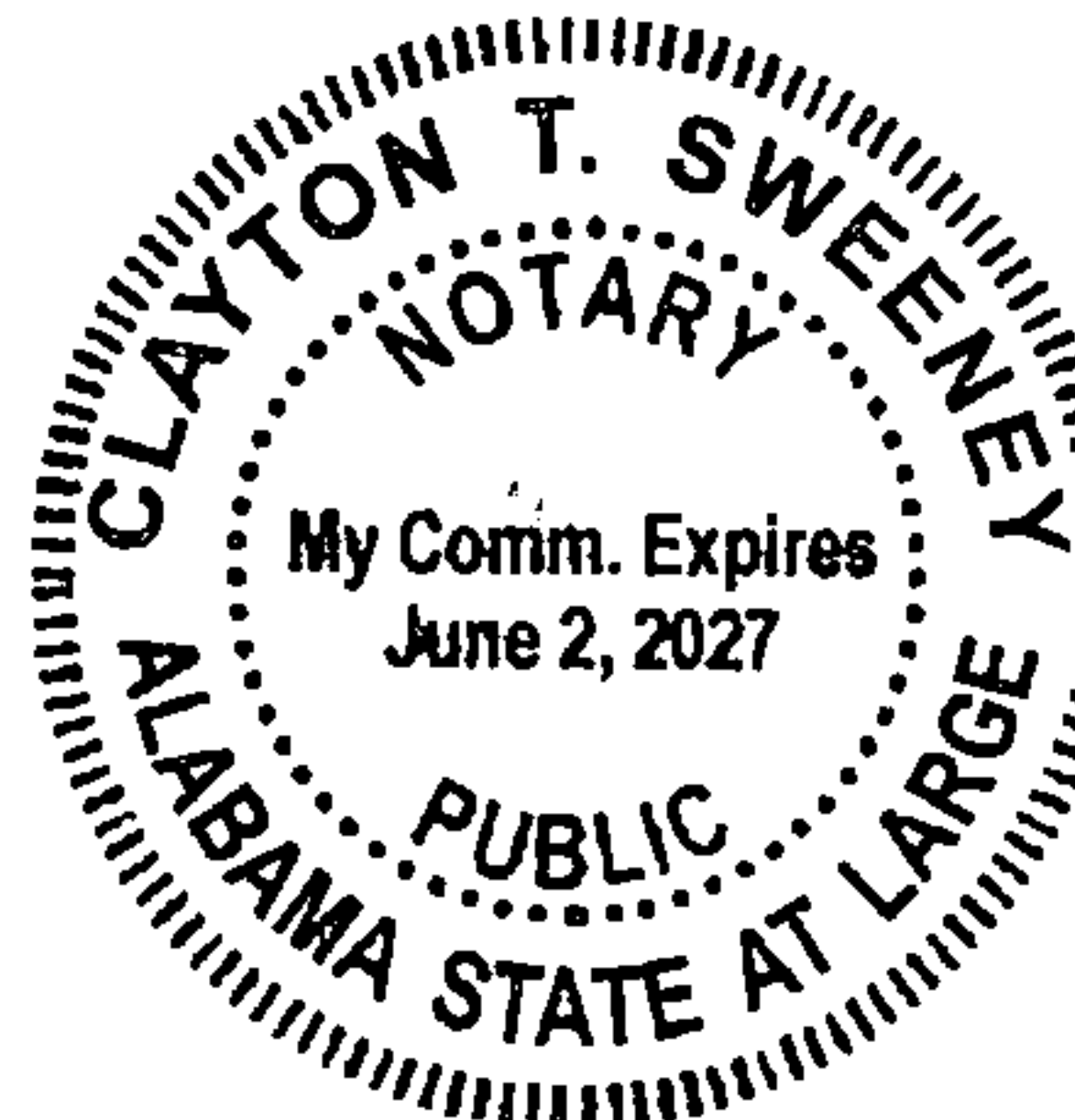
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Dell Kurtts, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of December, 2024.



NOTARY PUBLIC


My Commission Expires: 06-02-2027



(must 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	Robert Dell Kurtts	Grantee's Name	Garrick Allen McCarty and Lindsay Rae McCarty
Mailing Address	600 Farr Circle Hoover, AL 35226	Mailing Address	5408 Caldwell Mill Road Birmingham, AL 35242
Property Address	5408 Caldwell Mill Road Birmingham, AL 35242	Date of Sale	December 17, 2024
 20241220000389260 4/4 \$136.00 Shelby Cnty Judge of Probate, AL 12/20/2024 02:05:06 PM FILED/CERT		Total Purchase Price	\$ 450,000.00
		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)

- | | |
|-------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – |
| <input checked="" 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 _____	Print Robert Dell Kurtts
_____ Unattested	Sign  (Grantor/Grantee/Owner/Agent) circle one
_____ (verified by)	