

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

Send Tax Notice To:  
Hazel Haigis and  
Alexander Casey Haigis  
1811 Southpointe Dr  
Hoover, AL 35244



20250116000016200 1/4 \$57.00  
Shelby Cnty Judge of Probate, AL  
01/16/2025 10:31:15 AM FILED/CERT

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

), COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Five Hundred Twenty Thousand and No/100 Dollars, (\$520,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Angela Young Simmons and husband Robert Ellis Simmons, III** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Hazel Haigis and Alexander Casey Haigis** (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:

Lot 20A, according to the Final Plat of the Residential Subdivision of Southpointe Ridge, Resurvey of Lots 19-22, as recorded in Map Book 42, Page 112 in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$494,000.00 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.

Shelby County, AL 01/16/2025  
State of Alabama  
Deed Tax: \$26.00



20250116000016200 2/4 \$57.00  
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AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR'S 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 GRANTEES, and GRANTEE'S 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 9<sup>th</sup> day of January, 2025.


  
Angela Young Simmons

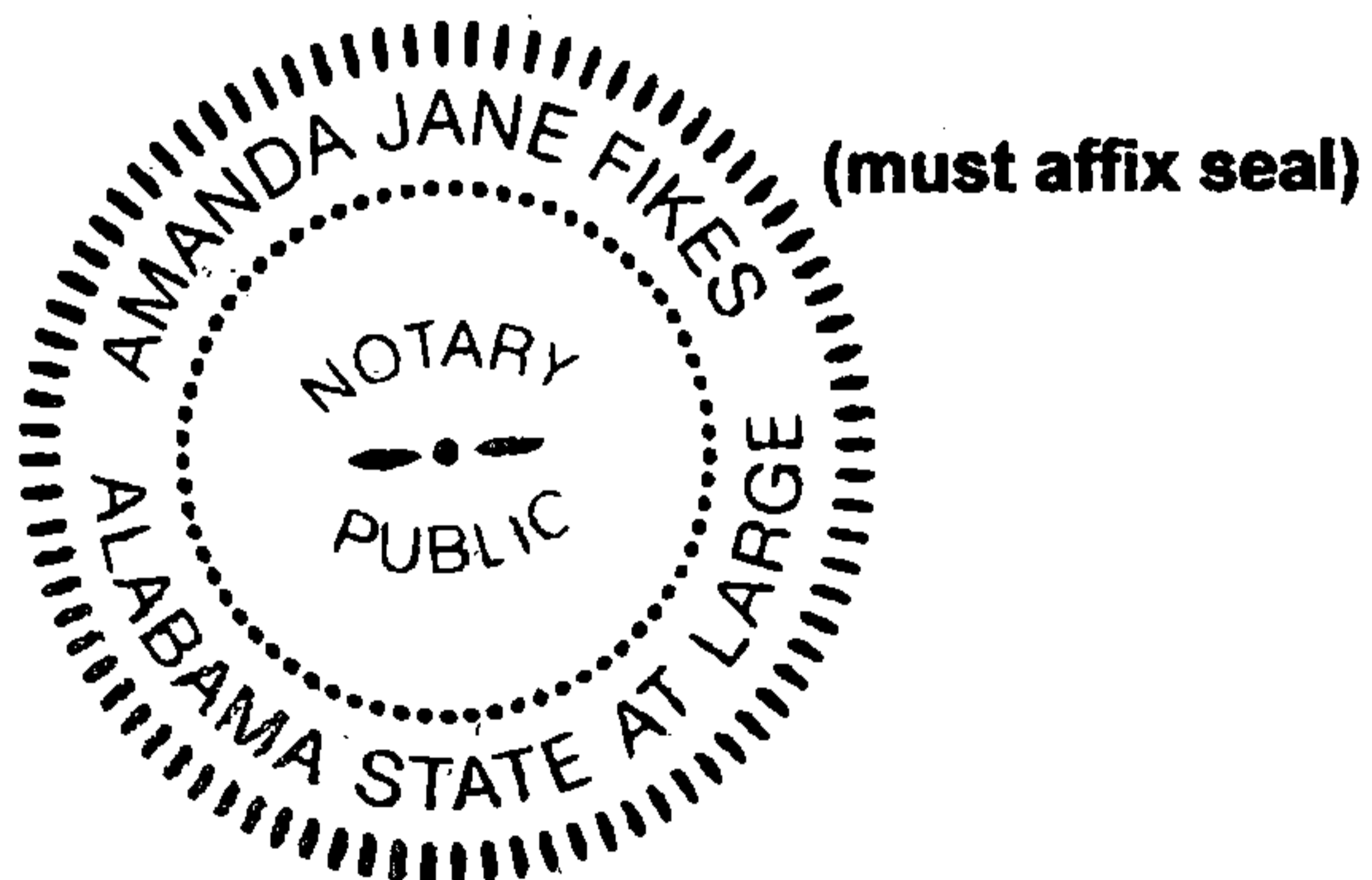
\_\_\_\_\_  
Witness

STATE OF ALABAMA)  
COUNTY OF BALDWIN )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Angela Young Simmons, a married woman, 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, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 01/04/2027





20250116000016200 3/4 \$57.00  
Shelby Cnty Judge of Probate, AL  
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AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR'S 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 GRANTEES, and GRANTEE'S 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 13<sup>th</sup> day of January, 2025.

  
Robert Ellis Simmons, III

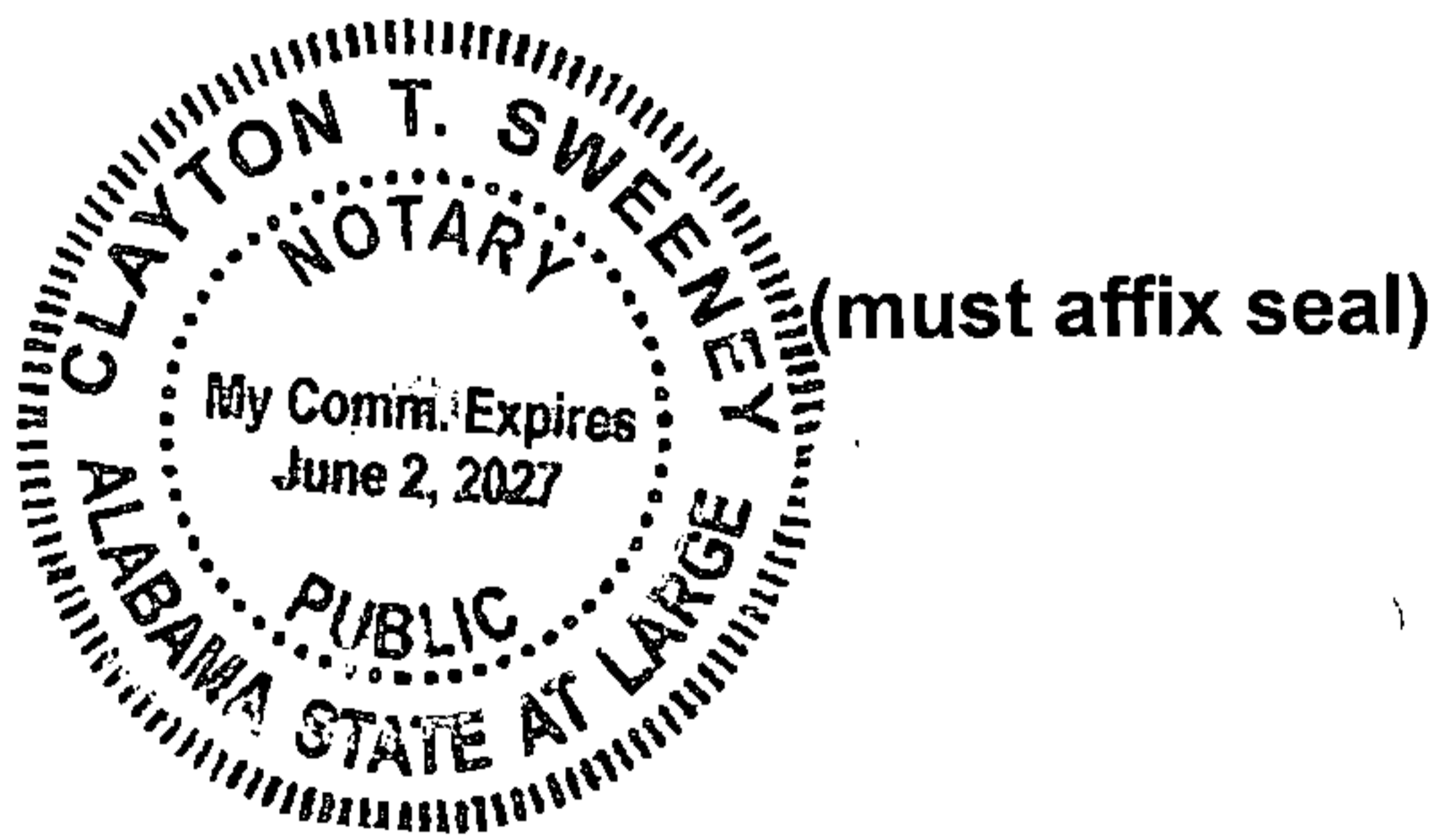
\_\_\_\_\_  
Witness

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Ellis Simmons, III, 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 13<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 06-02-2027



**Real Estate Sales Validation Form**

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

Grantor's Name Angela Young Simmons and  
Robert Ellis Simmons, III

Grantee's Name Hazel Haigis and  
Alexander Casey Haigis

Mailing Address 5378 Wolfhead Ave  
Orange Beach, AL 36561

Mailing Address 1811 Southpointe Dr  
Hoover, AL 35244

Property Address 1811 Southpointe Dr  
Hoover, AL 35244

Date of Sale January 13, 2025

Total Purchase Price \$ 520,000.00

or \_\_\_\_\_

Actual Value \$ \_\_\_\_\_

or \_\_\_\_\_

Assessor's Market Value \$ \_\_\_\_\_



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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/ Assessor's Appraised Value
- Other - property tax redemption

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 Angela Young Simmons and Robert Ellis Simmons, III

\_\_\_\_\_  
Unattested (verified by) \_\_\_\_\_

Sign Angela Young Simmons and Robert Ellis Simmons, III  
(Grantor/Grantee/Owner/Agent) circle one