



20250210000039150 1/4 \$271.00
Shelby Cnty Judge of Probate, AL
02/10/2025 10:54:12 AM FILED/CERT

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

Send Tax Notice To:
Ellen Ann Chandler and Russell Chandler
9029 Eagle Valley Lane
Birmingham AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Seventy Seven Thousand and No/100 (\$577,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Kelli Mackowiak, a single woman, and Fredrick A. Mackowiak, III, a single man** (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, **Ellen Ann Chandler and Russell Chandler** (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 1610, Eagle Point, 16th Sector, as recorded in Map Book 27, Page 92,
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.

\$337,000.00 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 02/10/2025
State of Alabama
Deed Tax: \$240.00



20250210000039150 2/4 \$271.00
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IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29th day of January, 2025.

Kathryn F Shato
Witness

Kelli Mackowiak
Kelli Mackowiak

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kelli Mackowiak, a unmarried 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.

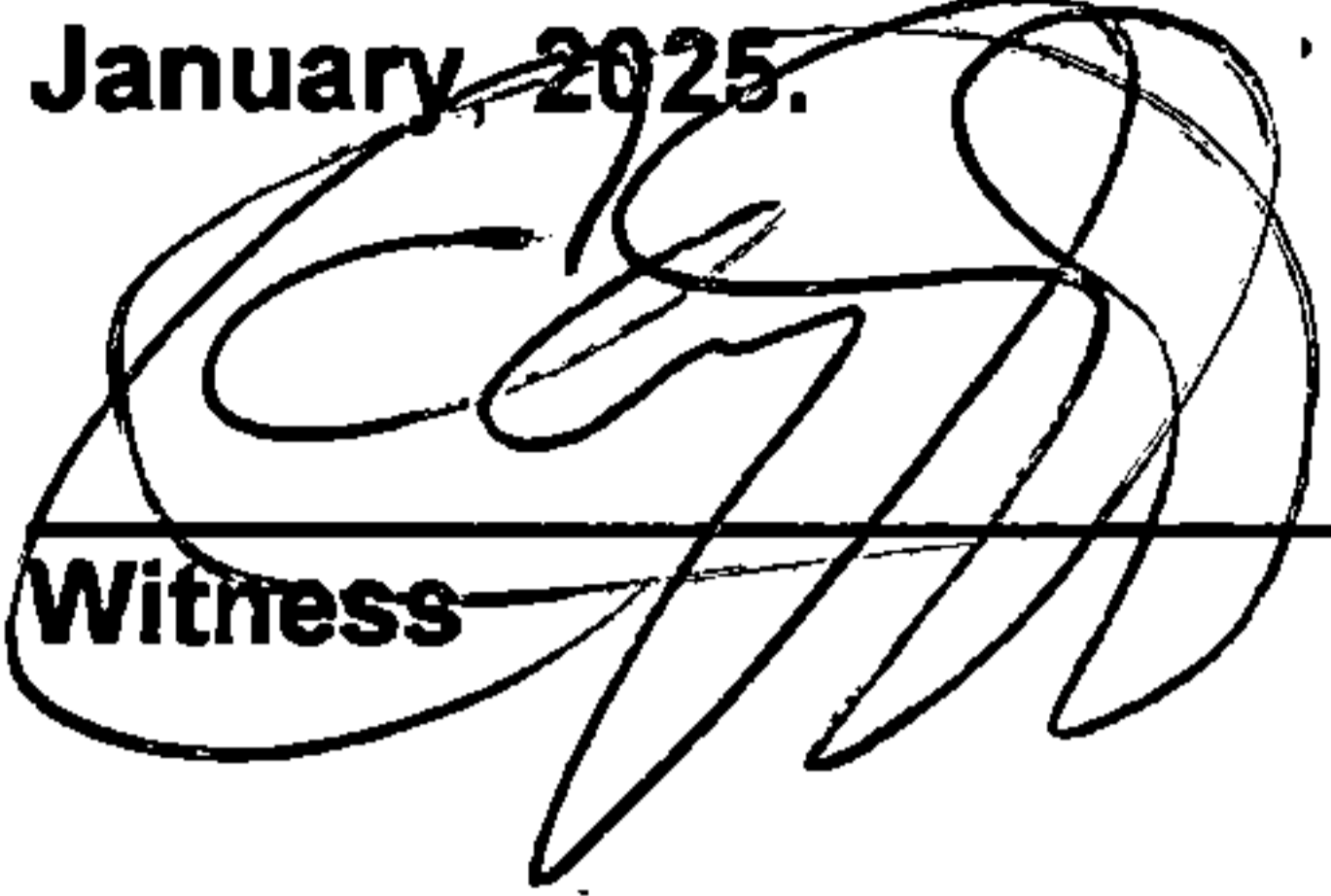
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of January, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-2-2027



(must affix seal)

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the ^{cur} ~~16~~ 17TH day of January, 2025.



Witness



Fredrick A. Mackowiak, III

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Fredrick A. Mackowiak, III, an unmarried 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 January, 2025.



NOTARY PUBLIC
My Commission Expires: 9-10-34



(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 Kelli Mackowiak .

Grantee's Name Ellen Ann Chandler and
Russell Chandler

Mailing Address 510 Patlynn Dr.
Fairhope, AL 36532

Mailing Address 9029 Eagle Valley Lane
Hoover, AL 35242

Property Address 9029 Eagle Valley Lane
Hoover, AL 35242

Date of Sale January 29, 2025

Total Purchase Price \$ 577,000.00

or

Actual Value \$

or

Assessor's Market Value \$

(CORRECTIVE DEED)

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
☐ Deed

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 Kelli Mackowiak

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one