

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

SEND TAX NOTICE TO:
Helen Russo and David Russo
6532 Oak Crest
Hoover, AL 35244

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$218,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Donald R. Cantley and Michele B. Cantley, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEES, **Helen Russo and David Russo** (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"


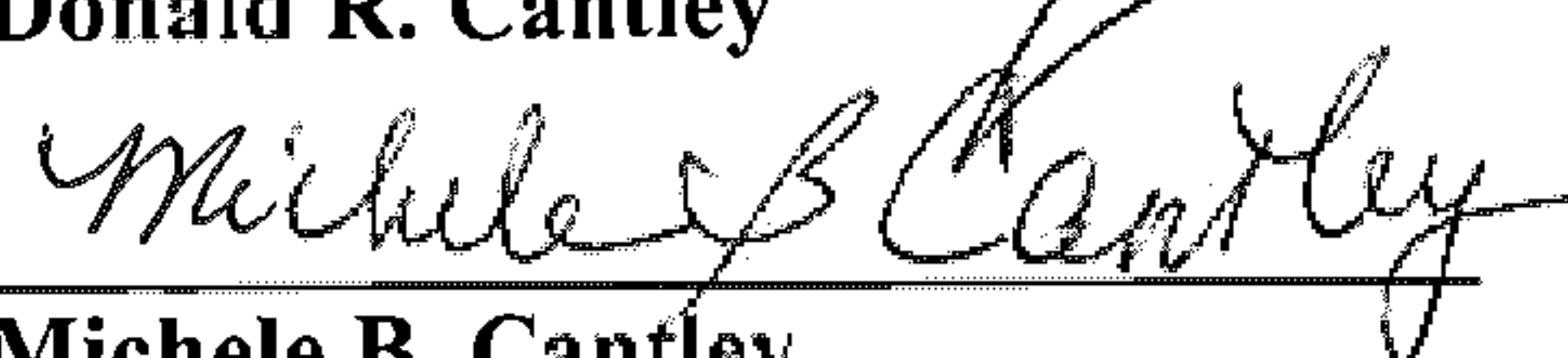
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 GRANTORS, for said Grantors, Grantors' heirs, executors and administrators, covenants with Grantees, and with Grantees' heirs and assigns, that Grantors 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 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 Grantors will, and Grantors' 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.

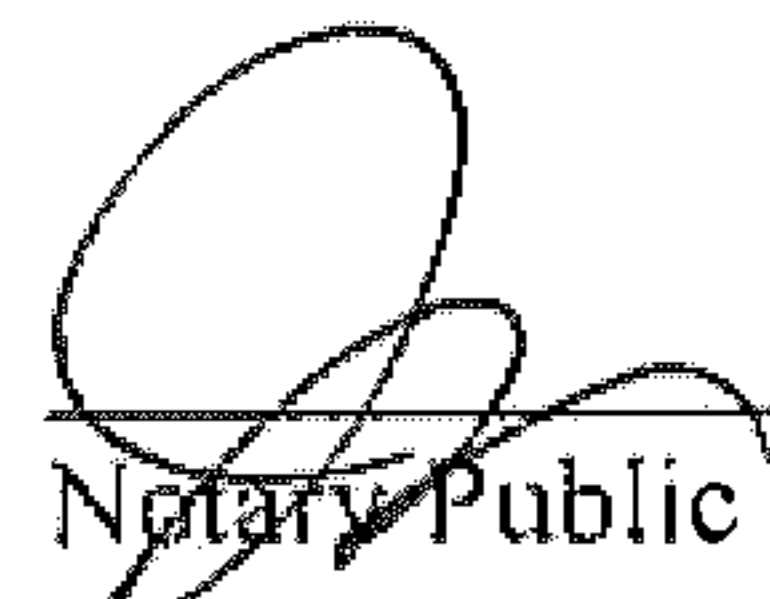
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **February 28, 2025**.


Donald R. Cantley

Michele B. Cantley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Donald R Cantley and Michele B Cantley 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 official seal this 28th day of February, 2025.


Notary Public
My Commission Expires: 9/13/2028

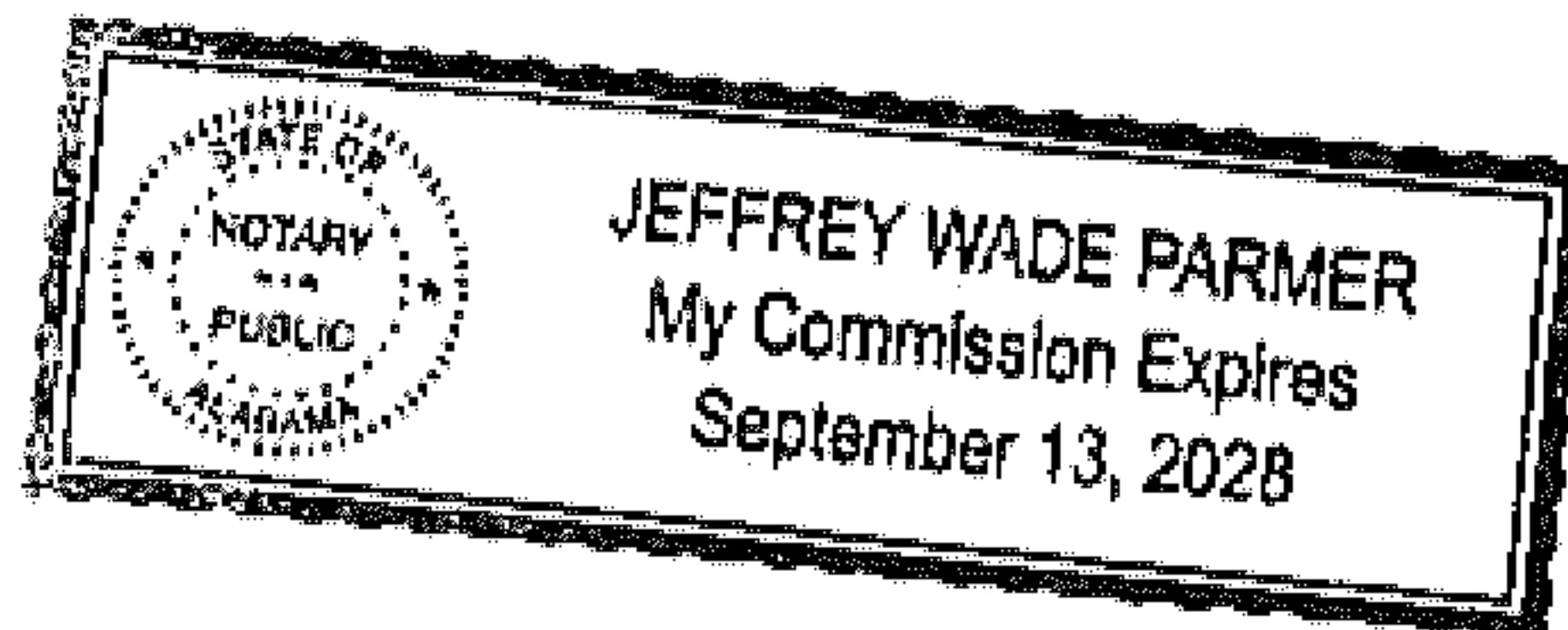


Exhibit "A"
Property Description

Parcel IV.

Commence at the Northeast corner of the Southeast Quarter of Northwest Quarter of Section 32, Township 20 South, Range 2 West; thence westerly along the North line of said Quarter-Quarter Section 498.96 the point of beginning of tract of land herein described; thence continue along the last mentioned course 166.32 feet; thence 91 degrees 50 minutes left southerly 1319.22 feet; thence 71 degrees 35 minutes 15 seconds left southeasterly 350.37 feet; thence 124 degrees 38 minutes 30 seconds left 594.78 feet; thence 16 degrees 13 minutes 45 seconds right 853.04 feet to the point of beginning.

Parcel V.

Commence at the Northeast corner of the Southeast 1/4 of Northwest 1/4 of Section 32, Township 20 South, Range 2 West, thence westerly along the north line of said quarter-quarter section 332.64 feet to the northeast corner of the west half of the east half of said quarter-quarter section and the point of beginning of tract of land herein described; thence continue along the last mentioned course 166.32 feet; thence 91 degrees 50 minutes left southerly 853.04 feet; thence 16 degrees 13 minutes 45 seconds left 594.78 feet; thence 163 degrees 46 minutes 15 seconds left, northerly 1418.84 feet to the point of beginning.

Subject to a 70' Access Easement as recorded on Instrument Number 20241206000376220 and Instrument 20250225000056480 in the Probate Office of Shelby County.

Subject to those rights, options and restrictions in the deed to SWWC Utilities, Inc. recorded in Instrument 20210818000402420 in the Probate Office of Shelby County.

Subject to any riparian rights or other rights of others that may exist in or along Kimberly-Clark Lake.

Subject property abuts Ballantrae Parkway however access for purposes of ingress and egress to and from subject property may be limited by way of a private roadway known as Oakwood Drive and subject to the rights of others along said private roadway.

Subject to agreements between Wayne R. Satterfield, et al and H.E. Wills et al in Misc. Book 2, Page 788 and Misc.Book3, Page 233.

Subject to restrictions, conditions and limitations as set forth in Misc. Book 10, Page 31.

Subject to right of way to Alabama Power Company as recorded in Instrument 20220111000013340.

Subject to right of way to Alabama Power Company as recorded in Instrument 1992-08443.

Subject to any easements, test monitoring wells, rights-of-way and utilities that may exist over subject property.

Subject to easements, restrictions, limitations and conditions as recorded in Deed Book 296, Page 54 and Deed Book 312, Page 393.

Subject to right of ways to Alabama Power Company dated August 22, 2003 and September 17th 2003.

Subject to Access Easement conveyed to Alabama Water Utilities Inc. recorded in Instrument 20250227000058560.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Donald R. Cantley and Michele B. Cantley
 Mailing Address 1868 Southwood Road
Vestavia Hills, AL 35216

Grantee's Name Helen Russo and David Russo
 Mailing Address 6532 Oak Crest Cove
Hoover, AL 35244

Property Address 1998 Oakwood Drive
Alabaster, AL 35007

Date of Sale February 28, 2025
 Total Purchase Price \$218,000.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ 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 February 28, 2025

Print Jeff W. Parmer

☐ Unattested

Sign

Jeff W. Parmer

(verified by)

(Grantor/Grantee/Owner/Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2025 02:01:07 PM
\$252.00 PAYGE
20250228000060090

Form RT-1

Allen S. Bayl