

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

SEND TAX NOTICE TO:
Carter Johnstone and Thomas W. Hill
1145 Spring Garden St.
Indian Springs, AL 35124

STATE OF

JOINT SURVIVORSHIP DEED

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **EIGHT HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$825,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Patricia Luton Murphy, an unmarried woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby gives, grants, bargains, sells and conveys unto the GRANTEES, **Carter Johnstone and Peyton Hill and Thomas W. Hill** (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:

Lot 9, according to the survey of Spring Garden Estates, as recorded in Map Book 4, Page 56, in the Probate Office of Shelby County, Alabama.

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

The Quit Claim Deed recorded in Instrument No. 200701180000026160 failed to state the marital status of the Grantor. At the time of his execution of said deed the grantor, Thomas L Murphy was an unmarried man.

Property Address: **1145 Spring Garden Street, Indian Springs, AL 35124**

\$536,250.00 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 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

IN WITNESS WHEREOF, said GRANTOR have hereunto set her hands and seals this May 20, 2025.

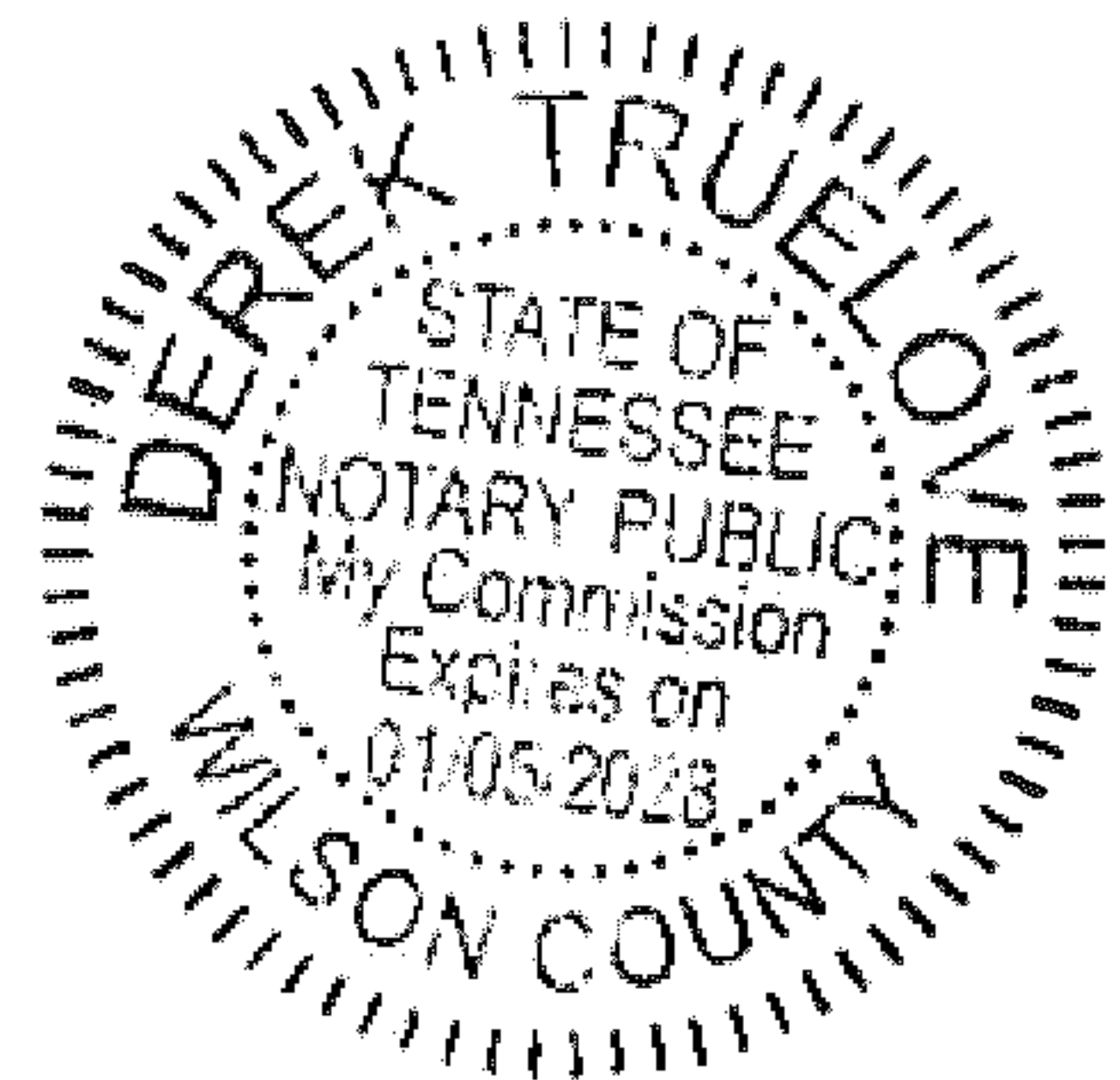
Patricia Luton Murphy
Patricia Luton Murphy

STATE OF TN
COUNTY OF Williamson

I, the undersigned Notary Public in and for said County and State, hereby certify that Patricia Luton Murphy 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 20 day of May, 2025.

[Signature]
Notary Public
My Commission Expires: 1528



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

Grantor's Name Patricia Luton Murphy
 Mailing Address 3718 Rockmayne Lane
Franklin, TN 37064

Grantee's Name Carter Johnstone and Thomas W. Hill
 Mailing Address 1145 Spring Garden St.
Indian Springs, AL 35124

Property Address 1145 Spring Garden Street
Indian Springs, AL 35124

Date of Sale May 21, 2025
 Total Purchase Price \$825,000.00

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 May 21, 2025

Print David Snoddy

☐ Unattested

Sign _____

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

05/22/2025 02:16:03 PM

\$318.00 BRITTANI

20250522000156940

(Grantor/Grantee/Owner/Agent circle one)



Form RT-1

Allen S. Bayal