

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:
Joshua T. King and Nicole K. King
349 Turnberry Road
Birmingham, AL 35244

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVEN HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$759,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **David Clark and Julie Clark, a married couple, and Victor Clark a(n) single person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joshua T. King and Nicole K. King** (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 10, ACCORDING TO THE SURVEY OF HEATHERWOOD, 4TH SECTOR, 2ND ADDITION, AS RECORDED IN MAP BOOK 12, PAGE 79, 80 AND 81, 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 property herein described does not constitute the homestead of Victor Clark or his spouse.

Property Address: **349 Turnberry Road, Birmingham, AL 35244**

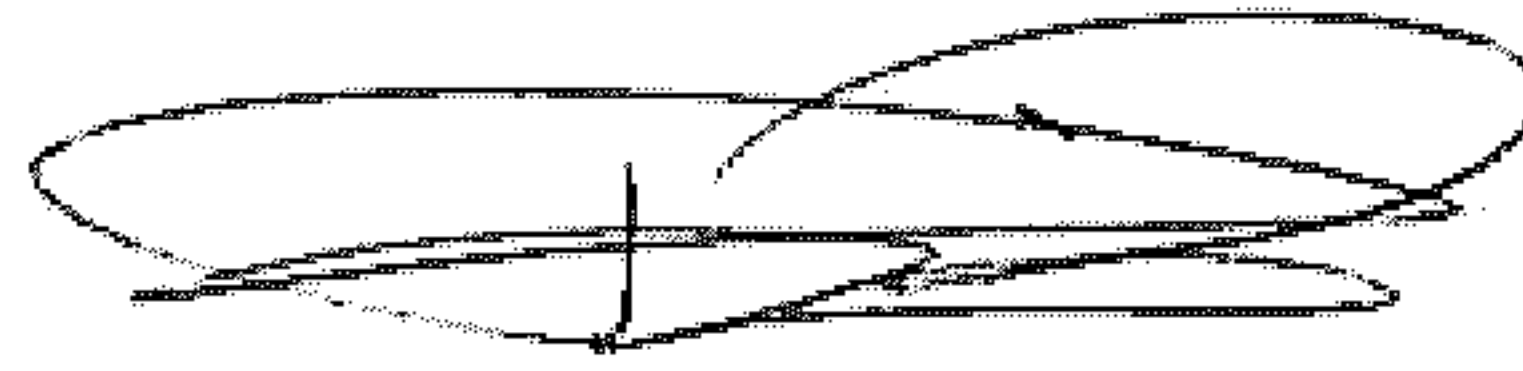
\$559,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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.

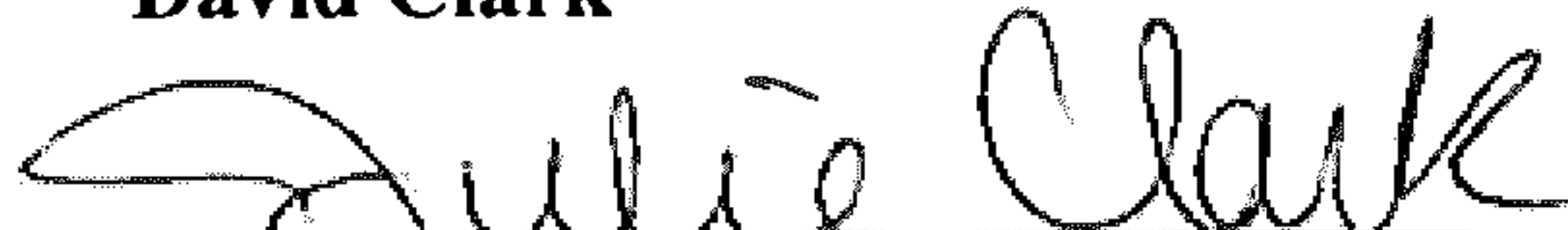
AND SAID GRANTORS, for said Grantors, Grantors' heirs, executors and administrators, covenants with Grantees, and with Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except 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.

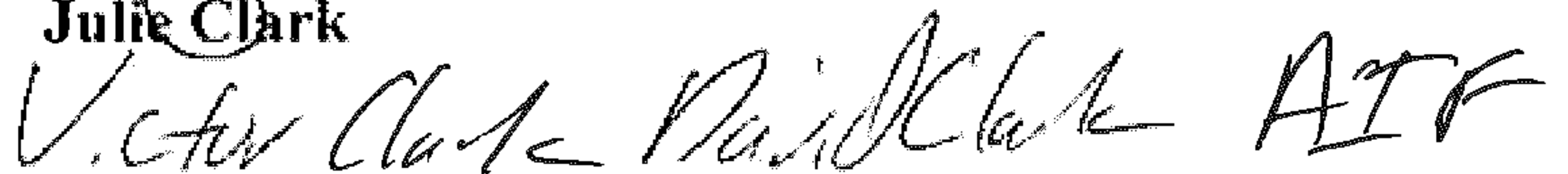
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **June 31st**, 2025



David Clark



Julie Clark

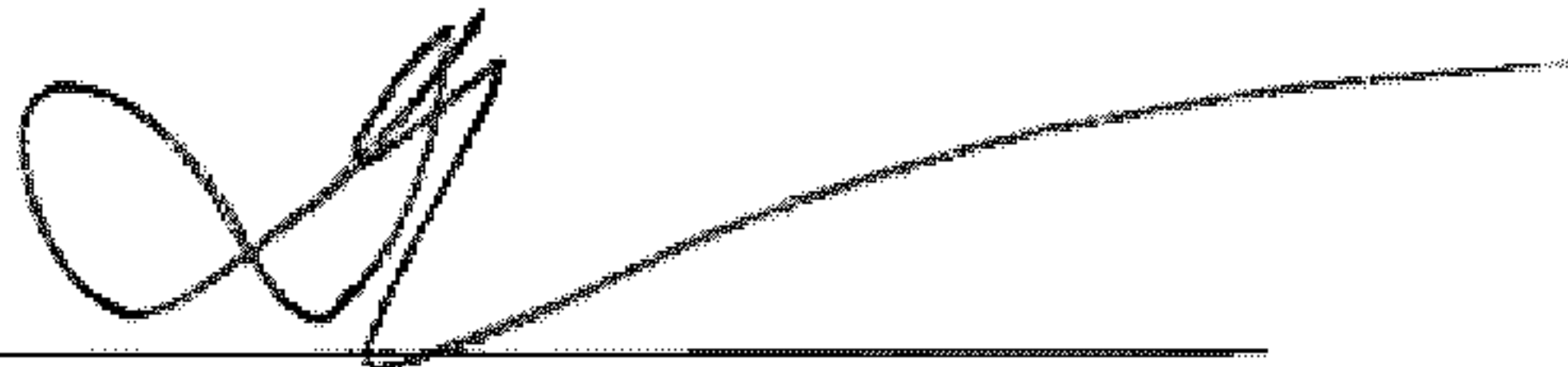


Victor Clark by David M. Clark, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

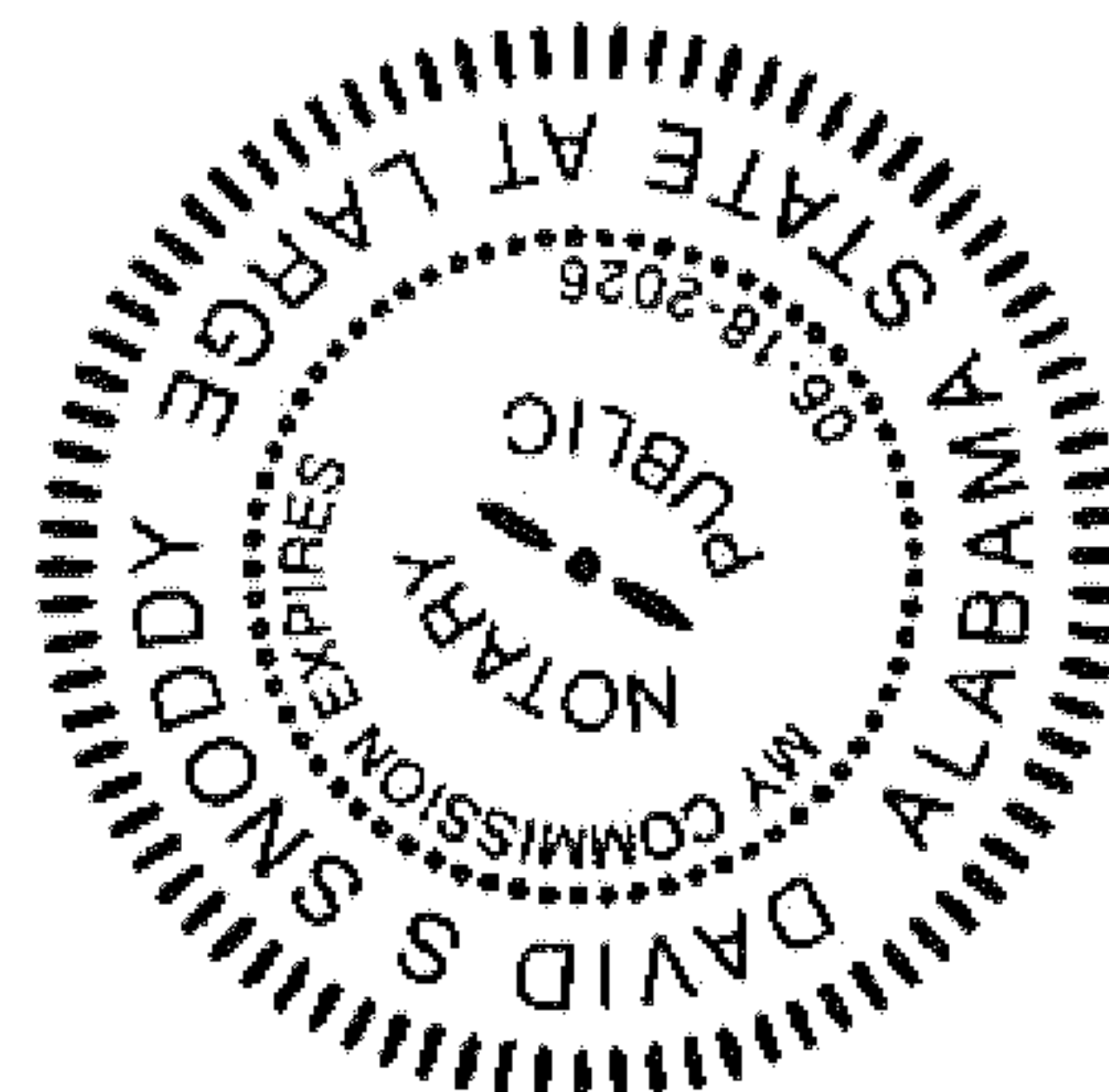
I, the undersigned Notary Public in and for said County and State, hereby certify that David Clark, Julie Clark whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31st** day of June, 2025.



Notary Public

My Commission Expires:



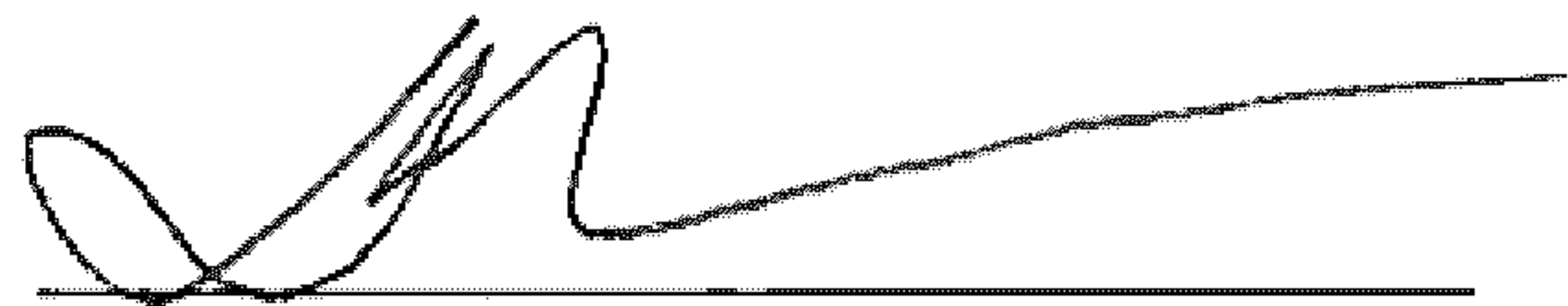
State of ALABAMA)

:

County of JEFFERSON)

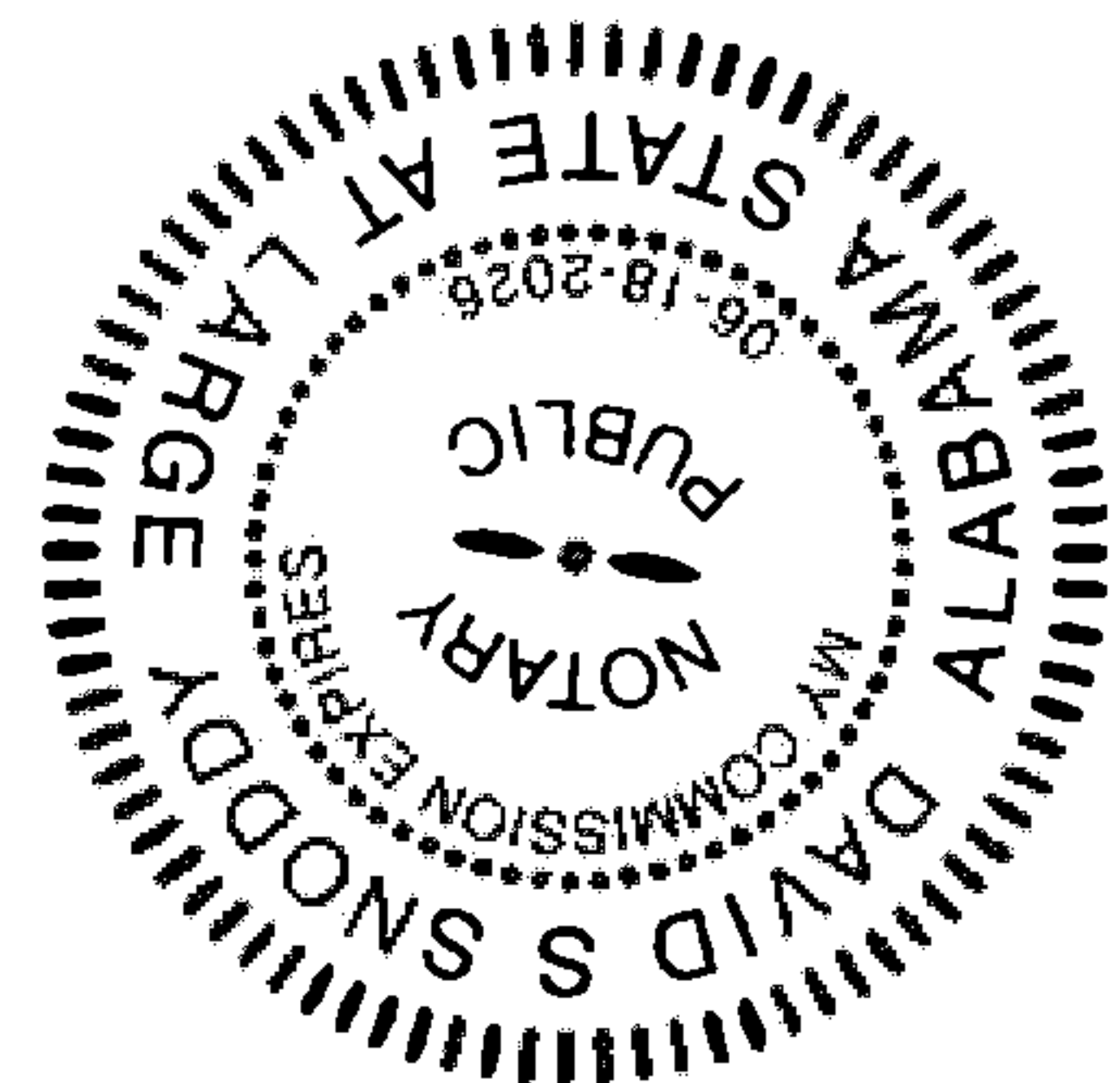
I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Victor Clark** whose names are signed by **David M. Clark** as Agent/Attorney-in-Fact for **Victor Clark** pursuant to a General Durable Power of Attorney, signed the foregoing document and who are known to me, acknowledged before me on this day that, being informed of the contents of the document, they, in their capacity as Agent/Attorney-in-Fact for **Victor Clark**, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3rd day of June, 2025.



NOTARY PUBLIC –

My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name David Clark, Julie Clark, and Victor ClarkMailing Address 208 Bayou Ridge LaneTalladega, AL 35160Grantee's Name Joshua T. King and Nicole K. KingMailing Address 349 Turnberry RoadBirmingham, AL 35244Property Address 349 Turnberry RoadBirmingham, AL 35244Date of Sale June 4, 2025Total Purchase Price \$759,900.00

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).

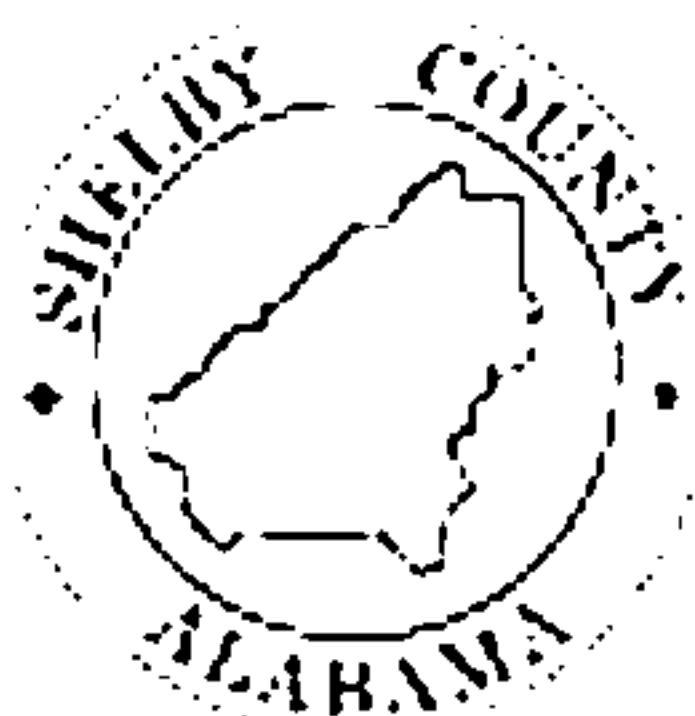
Date June 4, 2025Print David Snoddy☐ Unattested

Sign

David Snoddy

(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****06/05/2025 09:15:12 AM****\$232.00 KELSEY****20250605000172010****Form RT-1***Allen S. Bayl*