

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

SEND TAX NOTICE TO:
America Liliana Gonzalez Chavez
Blanca Yuridia Gonzalez Chavez
Nelson Maldonado Morales

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Alex J. Marincin, and spouse, Hali M. Marincin** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **America Liliana Gonzalez Chavez, Blanca Yuridia Gonzalez Chavez and Nelso Maldonado Morales** (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:

See attached Exhibit A - Legal Description

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

Property Address: 203 7th Street Northwest Alabaster, AL, 35007

\$225,834.00 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 rights of survivorship, their heirs and assigns forever. It is the intention of the GRANTEES herein that title to the property is held jointly with the right of survivorship and the joint tenancy shall not be extinguished upon the death of the first GRANTEE to die or the subsequent death of any of the remaining surviving GRANTEES. The joint tenancy with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving GRANTEE(S) any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantee(s) in equal parts until the entire interest in fee simple passes to the last surviving GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 16
day of June, 2025.


Alex J. Marincin


Hali M. Marincin

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Alex J. Marincin and Hali M. Marincin**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of June, 2025.



NOTARY PUBLIC
My Commission Expires: 02/21/28

Exhibit A

Legal Description

Lot 10, according to the Resurvey of Blocks 5 and 12, Alabaster Gardens, as recorded in Map Book 9, Page 51, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name Alex J. Marincin and Hali M. Marincin

Grantee's Name America Liliana Gonzalez Chavez, Blanca Yuridia Gonzalez Chavez, and Nelso Maldonado Morales

Mailing Address 5321 Whisper Wood Drive
Birmingham, AL 35226Mailing Address 203 7th Street Northwest
Alabaster, AL 35007Property Address 203 7th Street Northwest
Alabaster, AL 35007

Date of Sale June 16, 2025

Total Purchase Price \$230,000.00

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 June 16, 2025

Print Alan C. Keith

☐ Unattested

Sign

Alan C. Keith

(Grantor/Grantee/Owner/Agent circle one)

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2025 02:20:47 PM
\$36.50 JOANN
20250617000185370

Alan S. Boyd

Form RT-1