



STATE OF ALABAMA)
SHELBY COUNTY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, love and affection and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DONNA MINOR ROSS, an unmarried person of the full age of majority** (herein referred to as GRANTOR), does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto **DONNA MINOR ROSS, GREGORY LANE ROSS and KAREN LYNN ROSS MILLER** (herein referred to as GRANTEES), for and during their joint lives, and upon the death of any of them then to the survivor(s), in fee simple, together with every contingent remainder and right of reversion, the following Real Estate located in Shelby County, State of Alabama, to-wit:

Lot 24, according to the map of plat of Stoney Meadows Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006, as Document 20060323000138000, in said Probate Office.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record, including but not limited to the following:

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the real estate.
3. All covenants, restrictions, conditions, easements, reservations, rights of ways, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations, and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.
8. The existing mortgage on the property.

This description provided to Waldrep Stewart & Kendrick, LLP by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

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 others, the entire interest in fee simple shall pass to the surviving grantees.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, 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 subject to an existing mortgage as hereinabove 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 GRANTOR'S 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, the GRANTOR, who is authorized to execute this conveyance, has hereto set her signature and seal this 7 day of September, 2022.

WITNESS:

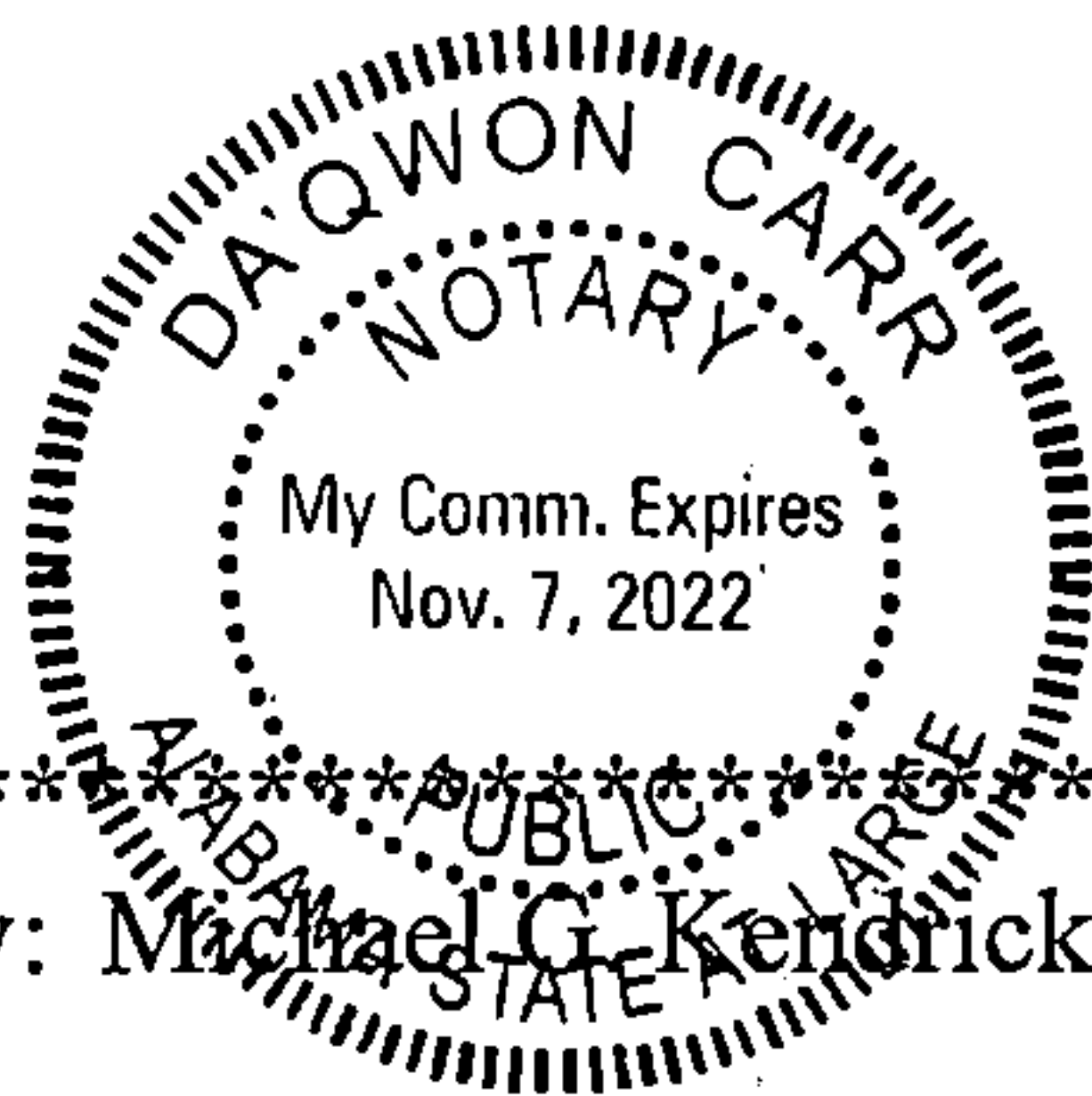
GRANTOR:

DONNA MINOR ROSS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that Donna Minor Ross, whose name is signed to the foregoing Joint Survivorship Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Joint Survivorship Deed, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal on this 7 day of September, 2022.



NOTARY PUBLIC
My Commission Expires: NOV 7, 2022

Prepared By: Michael G. Kendrick, Esq., 2850 19th St. N., Ste. 370, Homewood, AL 35209; (205) 254-3216

Send Tax Notice to: Donna Minor Ross, 417 Rock View Trail, Alabaster, AL 35114

Real Estate Sales Validation Form

20250618000185880 3/3 \$245.00
Shelby Cnty Judge of Probate, AL
06/18/2025 08:34:02 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Donna Ross
Mailing Address 417 Rockview Trale
Maylene, AL 35114

Grantee's Name Greg Ross
Mailing Address Karen Miller
Donna Ross
417 Rockview Tr.
Maylene, AL 35114

Property Address ~~Same~~
417 Rockview Tr
Maylene, AL
35114

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 215,700

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
- Other

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 6/18/25

Print Ken Ross

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one