

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2025-792

Send Tax Notice To:
EMANUAL SANDERS and ANN CADEN
OLIVER SANDERS
2476 Chuchura Road
Birmingham, AL 35244

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **RUBY T. ROMANO, Unmarried; DONNIS L. ROSS, Unmarried; MARY R. RAINS, Unmarried; JANE R. PHELPS, Married; MARY R. PIERCE, Married; TERESA R. DIER, Married; and BEN J. ROMANO, Married;** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **EMANUAL SANDERS and ANN CADEN OLIVER SANDERS**, (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:

Lot 4, Block 4, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

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

This property is not the homestead of Donnis L Ross, Mary R Rains, Jane R Phelps, Mary R Pierce, Teresa R Dier, Ben J Romano or any of their respective spouses.

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, 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, successors, 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 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 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 the 22nd day of August, 2025.

Ruby T. Romano
RUBY T. ROMANO

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RUBY T. ROMANO** whose name is 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of Aug, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

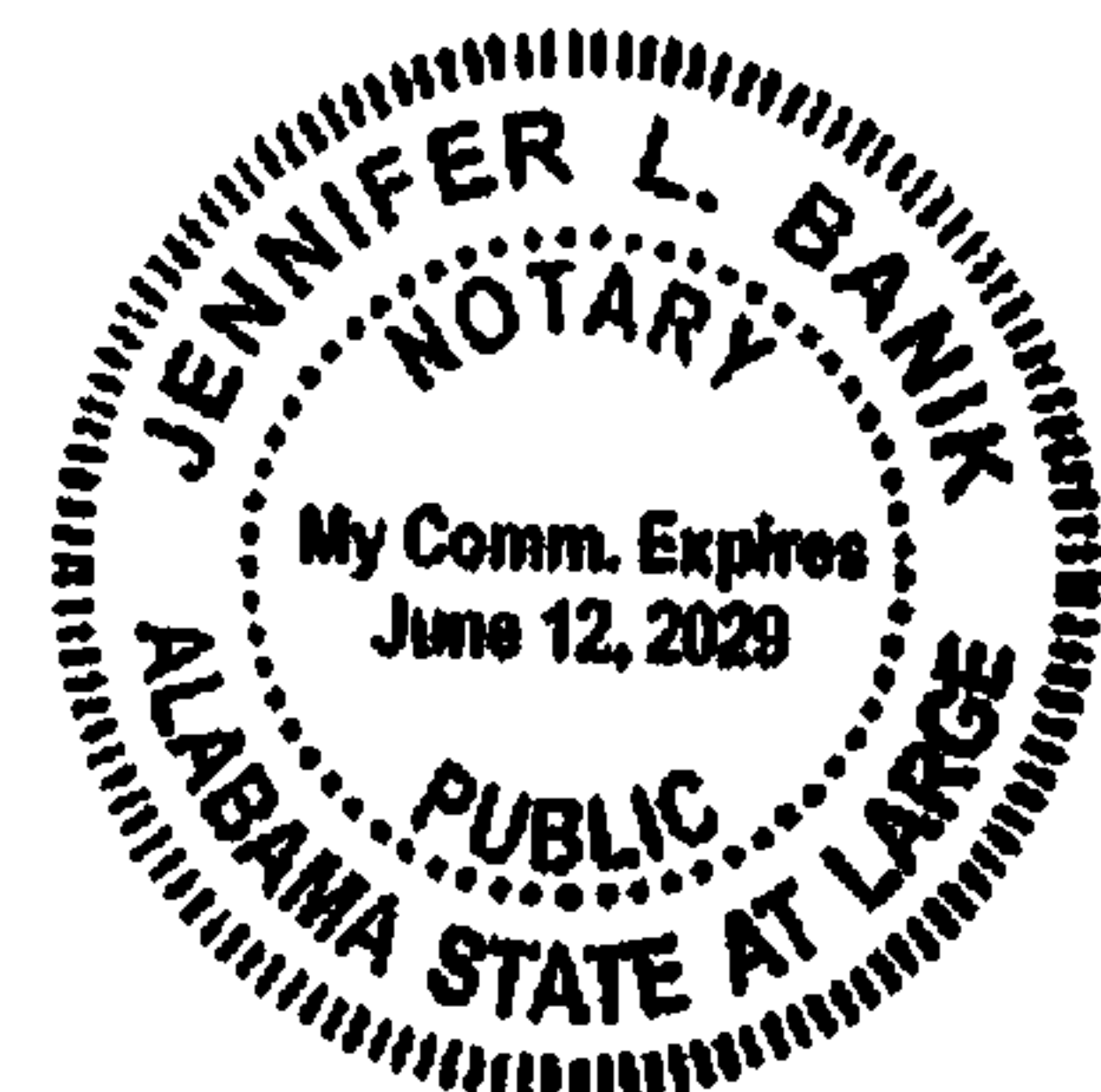
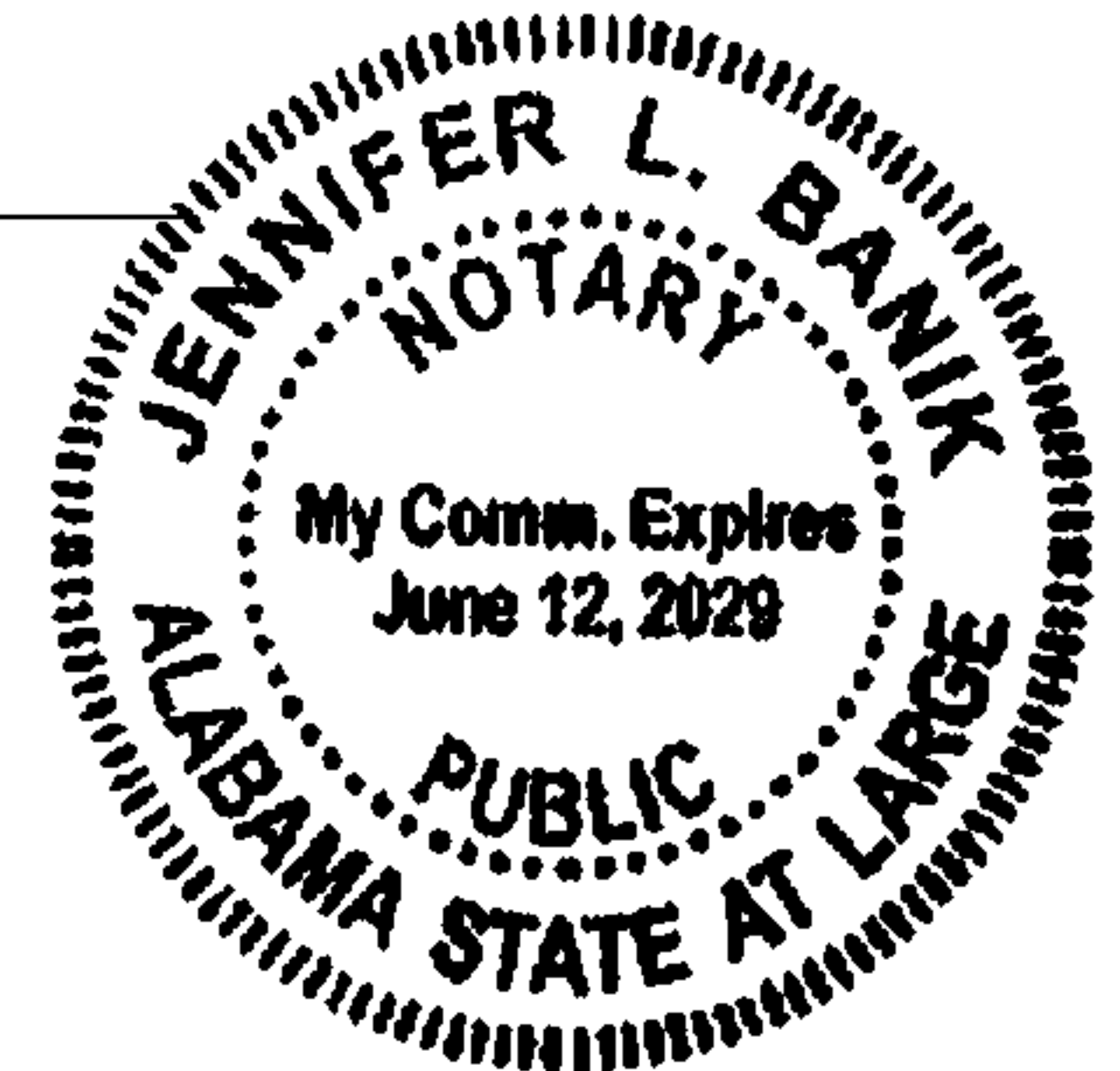
[Signature]
DONNIS L. ROSS

STATE OF Alabama)
COUNTY OF Telfer)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DONNIS L. ROSS** whose name is 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of Aug, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____



Mary R. Pierce
 MARY R. PIERCE

STATE OF Alabama)
 COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARY R. PIERCE** whose name is 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of Aug, 2025.

[Signature]
 NOTARY PUBLIC

My Commission Expires: _____

Teresa R. Dier
 TERESA R. DIER

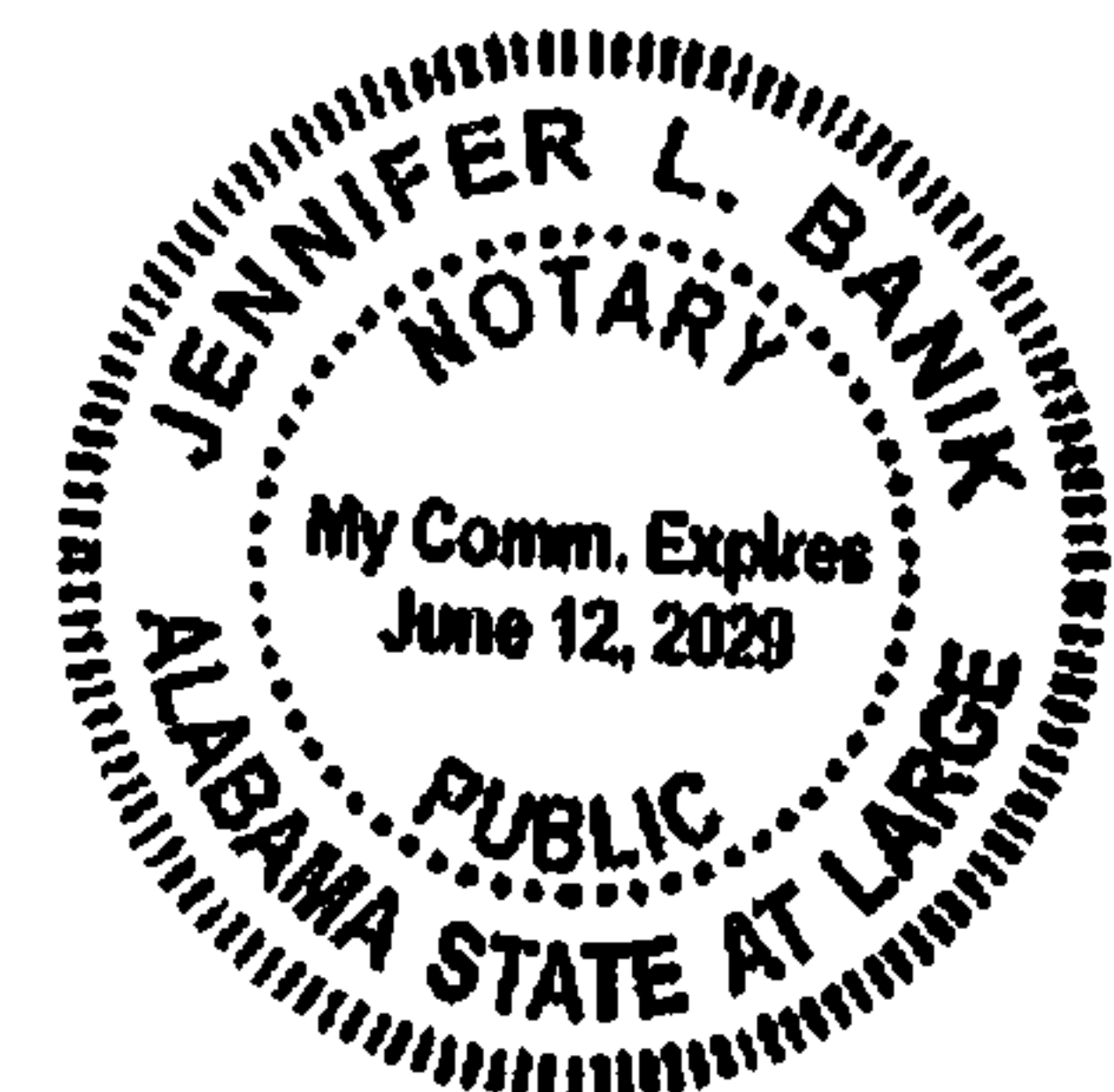
STATE OF Alabama)
 COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TERESA R. DIER** whose name is 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of Aug, 2025.

[Signature]
 NOTARY PUBLIC

My Commission Expires: _____



Mary R. Rains
MARY R. RAINS

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARY R. RAINS** whose name is 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of Aug, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

Jane R. Phelps
JANE R. PHELPS

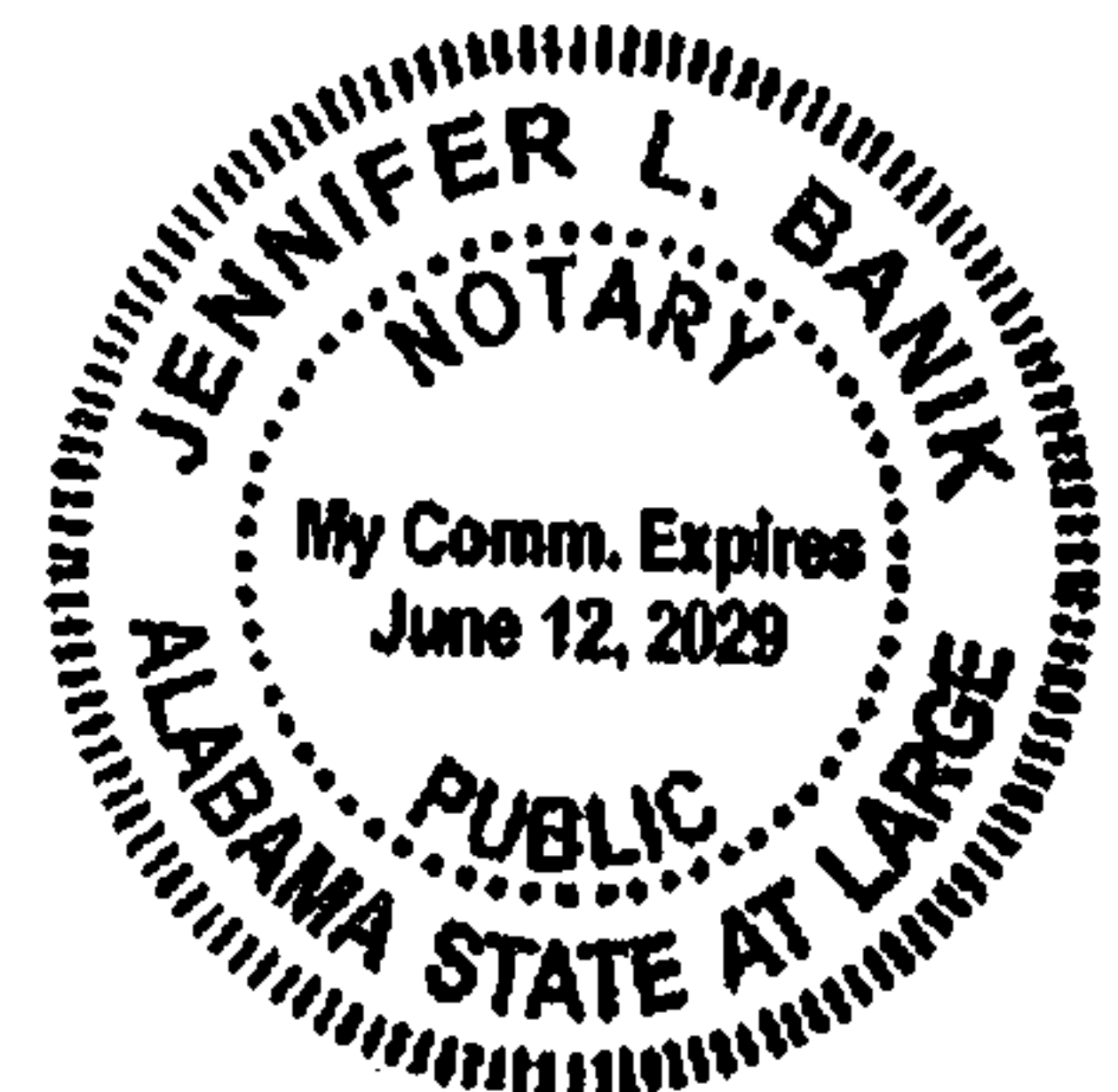
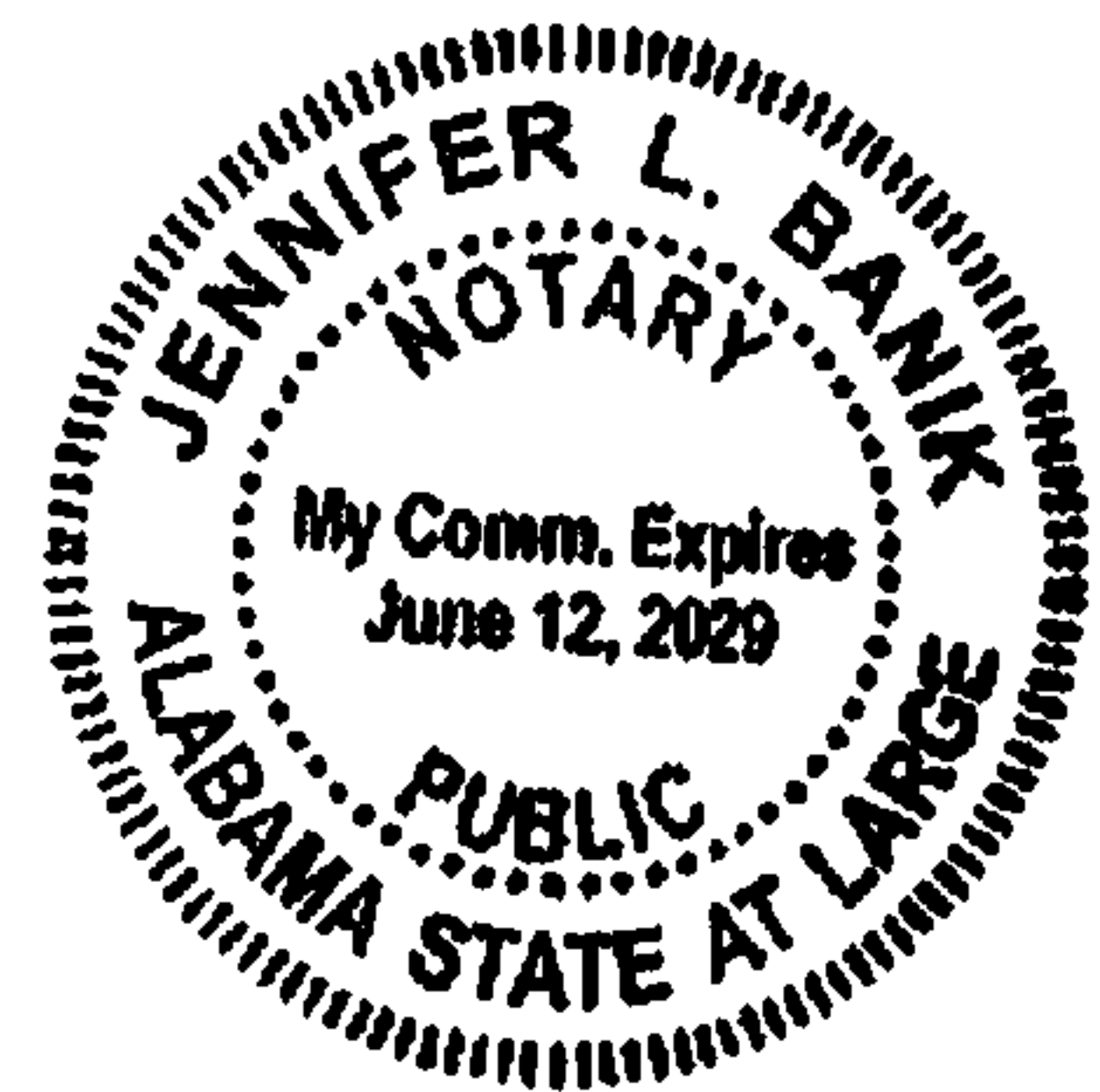
STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JANE R. PHELPS** whose name is 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of Aug, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____



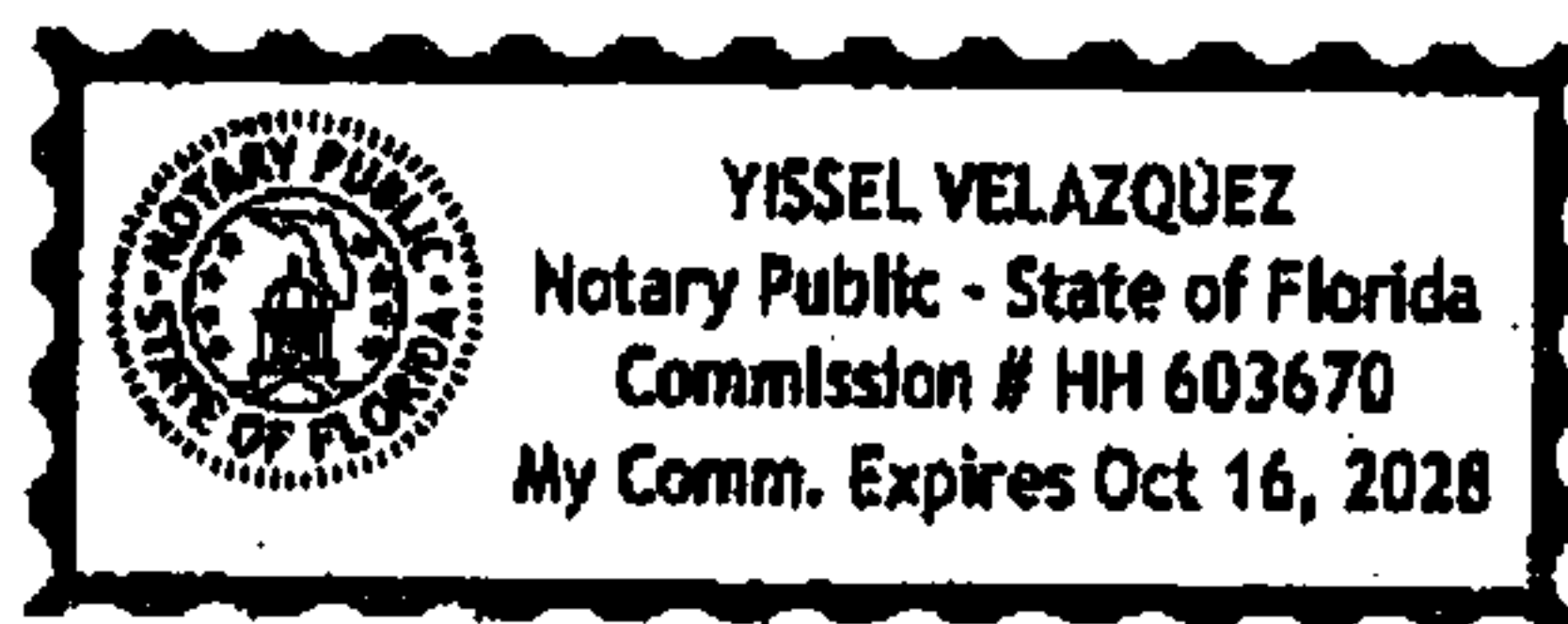
Ben J. Romano
BEN J. ROMANO

STATE OF Florida
COUNTY OF Sarasota

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BEN J. ROMANO** whose name is 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of August, 2025.

Yissel Velazquez
NOTARY PUBLIC
My Commission Expires: Oct 16, 2028



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name RUBY T. ROMANO, DONNIS L. ROSS, MAR
RAINS, JANE R. PHELPS, MARY R. PIERCE,
TERESA R. DIER, and BEN J. ROMANOGrantee's Name JOSEPH EMANUAL SANDERS and ANN
CADEN OLIVER SANDERSMailing Address 2476 Chuchura Rd
Birmingham, AL 35244Mailing Address 2476 Chuchura Rd
Birmingham, AL 35244Property Address 2476 Chuchura Road
Birmingham, AL 35244Date of Sale 08/22/2025Total Purchase Price \$315,000.00

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 / / Print Jennifer Banik☐ Unattested

Sign

(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
08/26/2025 01:04:11 PM
\$357.00 JOANN
20250826000261950**Form RT-1***Allen S. Bayl*