

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:
**Allen Barclay Morgan and
Amanda Rishay Morgan**
155 Red Oak Circle
Helena, AL 35080

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Allen Barclay Morgan** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEES, **Allen Barclay Morgan and Amanda Rishay Morgan** (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:

SEE EXHIBIT A

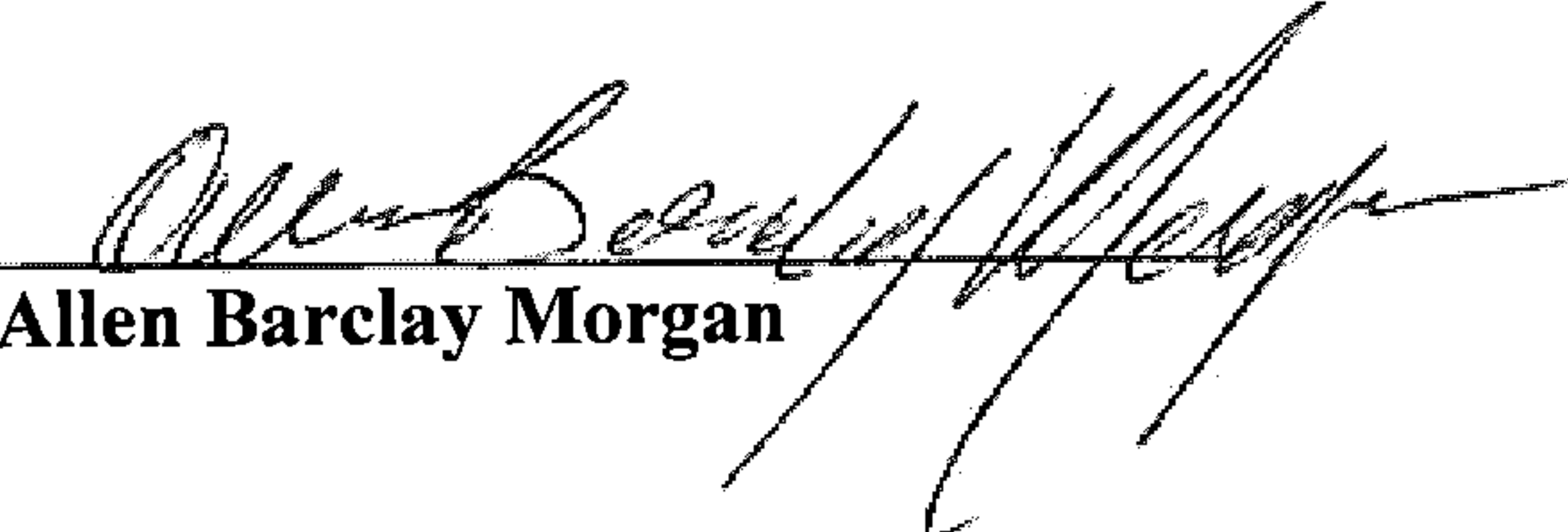
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **155 Red Oak Circle, Helena, AL 35080**

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 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, said GRANTOR have hereunto set their hands and seals this 7th day of Oct.
2025.


Allen Barclay Morgan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Allen Barclay Morgan 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 7th day of October, 2025.



Notary Public
My Commission Expires:

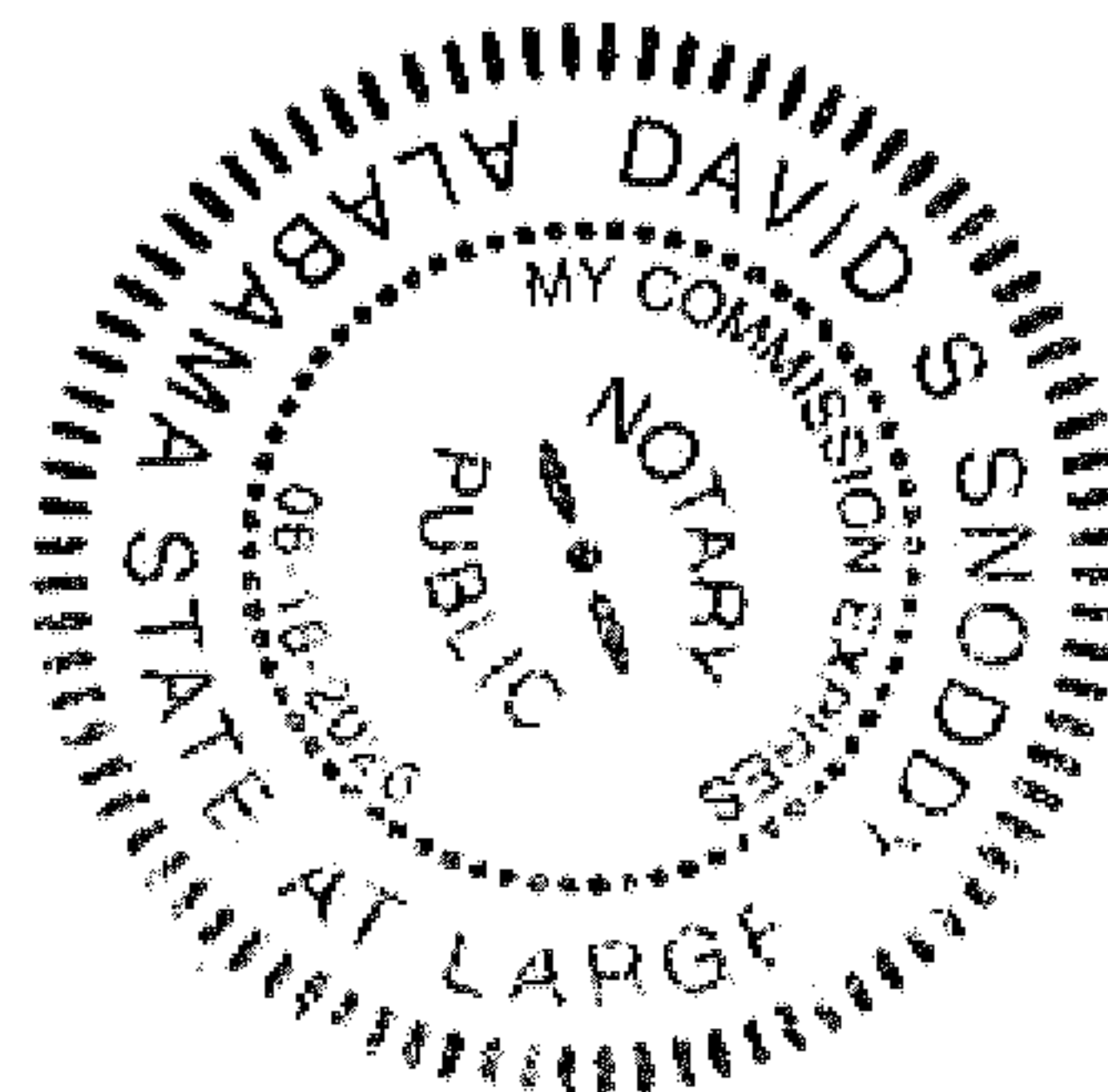


EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the Southeast corner of the above said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section, thence run North along the East line thereof for a distance of 420.0 feet; thence run West and parallel to the South line for a distance of 210.0 feet; thence run South and parallel with the East line for a distance of 420.0 feet to the Southline of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence run East along said South line 210 feet to the point of beginning.

Also an easement described as follows:

Commence at the Northwest corner of the above said lot for a point of beginning; thence run North 25 deg. 00 min. East 210 feet, more or less, to a point on a County gravel road thence East 35 feet; thence South 25 deg. 00 min. West for 215.0 feet more or less to the North line of the above said lot; thence West 33.5 feet to the point of beginning. Less and except a parcel of land 66 feet by 210 feet located on the Southern most part of the parcel described herein. Being situated in 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 Allen Barclay Morgan

Grantee's Name Allen Barclay Morgan and Amanda Rishay Morgan

Mailing Address 155 Red Oak Circle
Helena, AL 35080Mailing Address 155 Red Oak Circle
Helena, AL 35080Property Address 155 Red Oak Circle
Helena, AL 35080Date of Sale Oct. 7, 2025

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value 1/2 appraised value \$53,125.00

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 1/2 appraised \$53,125.00☐ 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 David Snoddy☐ 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
10/07/2025 10:30:24 AM
\$84.50 BRITTANI
20251007000309040

*Allen S. Bayl***Form RT-1**