

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

SEND TAX NOTICE TO:  
**David A. Scoggins and Ashley M.  
Scoggins**  
**115 Heather Ridge Drive**  
**Pelham, AL 35124**

STATE OF ALABAMA

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$449,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cornerstone Property Group LLC**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEES, **David A. Scoggins and Ashley M. Scoggins** (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 8, according to the Map and Survey of Heather Ridge, as recorded in Map Book 17, Page 22, 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.

Property Address: **115 Heather Ridge Drive, Pelham, AL 35124**

**\$404,900.00** 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 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 its hands and seals this **October 13, 2025**.


**Cornerstone Property Group LLC**

By:   
**Adam Ladner, Manager**

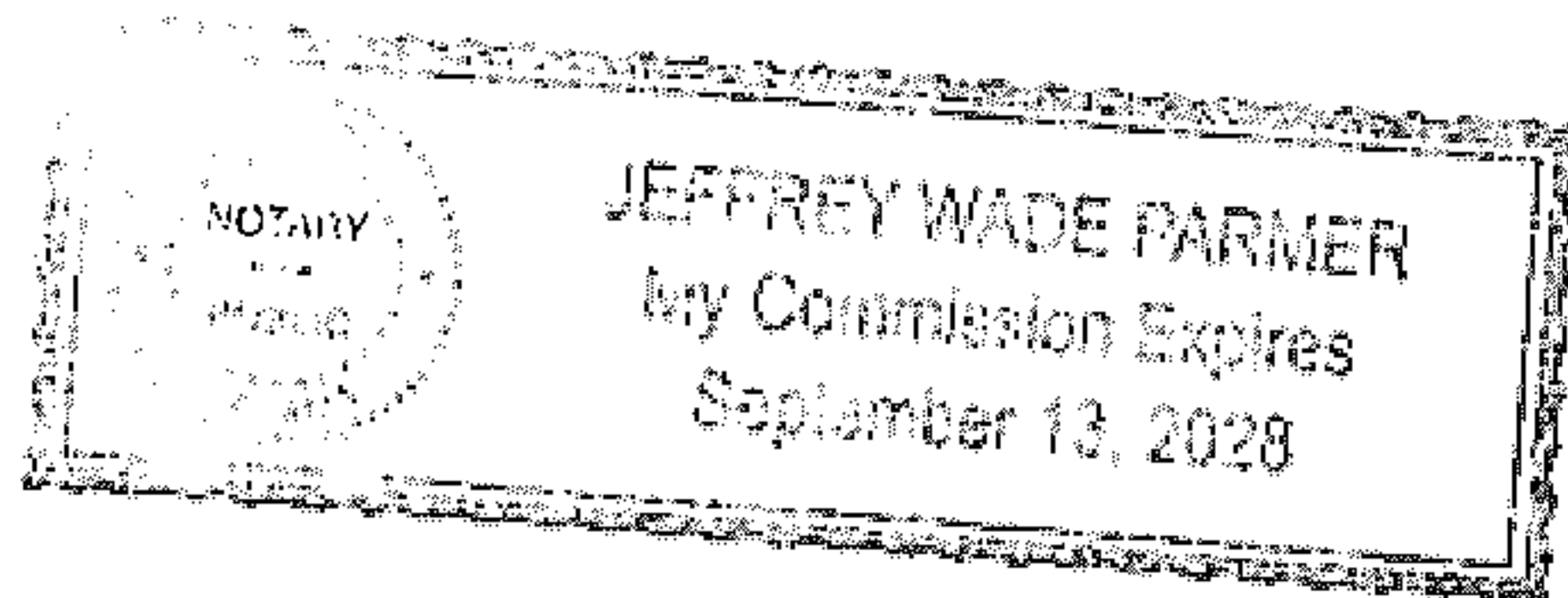
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Adam Ladner, whose name as Manager of Cornerstone Property Group LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 13th day of October, 2025.

  
Notary Public

My Commission Expires: 09/13/2028



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Cornerstone Property Group LLC	Grantee's Name	David A. Scoggins and Ashley M. Marie Scoggins
Mailing Address	2598 Bridlewood Dr Helena, AL 35080	Mailing Address	115 Heather Ridge Drive Pelham, AL 35124
Property Address	115 Heather Ridge Drive Pelham, AL 35124	Date of Sale	October 13, 2025
		Total Purchase Price	\$449,900.00
		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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 October 13, 2025

Print Jeff W. Parmer

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner  Agent circle one)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/14/2025 10:12:27 AM**  
**\$73.00 JOANN**  
**20251014000316050**

**Form RT-1**

*Alli S. Beyl*