

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:
**Brandon Scordino and Tiffany
Scordino**
4343 Lakeshore Cove
Birmingham, AL 35242

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$575,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Russelleen P. Hance, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brandon Scordino and Tiffany Scordino** (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 Attached Exhibit "A"

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

Property Address: **4359 Lakeshore Cove, Birmingham, AL 35242**

\$356,250.00 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.

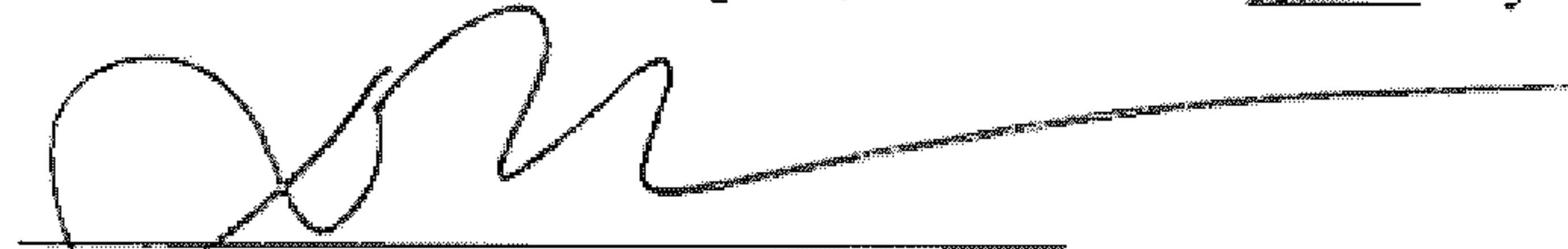
IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this **November 19, 2025.**


Russelleen P. Hance by Dawn Bailey-Duffy,
Attorney-In-Fact

State of Alabama
Jefferson County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Dawn Bailey-Duffy, whose name as attorney-in-fact for Russelleen P. Hance, 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 said conveyance, he/she, as such attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me this the 19th day of November, 2025.



Notary Public
My Commission Expires:

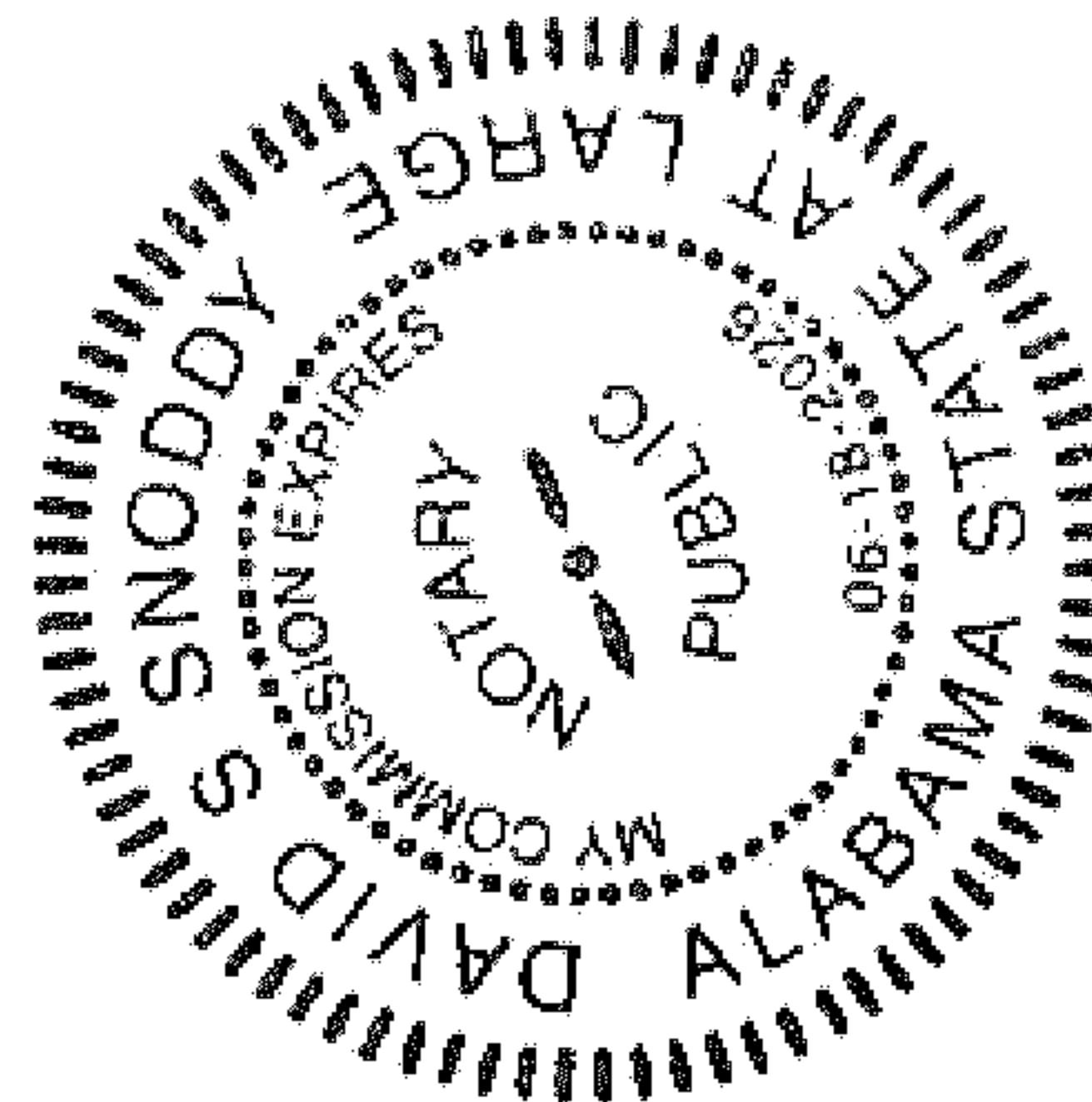


Exhibit "A"
Property Description

PART OF SECTIONS 3 AND 4, TOWNSHIP 19 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE PRINCIPAL MERIDIAN SITUATED IN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 4, FOR 374.44 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE 92 DEGREES 54 MINUTES LEFT AND RUN EAST FOR 30.04 FEET; THENCE 87 DEGREES 06 MINUTES LEFT AND RUN NORTH TO AND ALONG THE WEST LINE OF LOT 19 OF FOWLER'S LAKE ESTATES AS RECORDED IN MAP BOOK 3, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA FOR 159 FEET, MORE OR LESS, TO THE EDGE OF THE WATER OF FOWLER'S LAKE; THENCE RUN SOUTHWESTERLY, WESTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE MEANDERING LINE OF THE EDGE OF THE WATER OF SAID FOWLER'S LAKE, FOR 800 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 16 OF SAID FOWLER'S LAKE ESTATES; THENCE RUN WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 16 AND SAID LINE EXTENDED FOR 185.98 FEET TO THE SOUTHWEST CORNER OF A 30-FOOT WIDE DEDICATED ROADWAY AROUND SAID FOWLER'S LAKE; THENCE 83 DEGREES 24 MINUTES SOUTH FOR 10.00 FEET; THENCE 43 DEGREES 06 MINUTES 55 SECONDS LEFT SOUTHEASTERLY FOR 668.16 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A 30-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING THE SOUTHWESTERLY AND SOUTHERLY 30-FOOT THEREOF.

TOGETHER WITH A NONEXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED REAL ESTATE:

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH ALONG SAID QUARTER SECTION LINE 374.33 FEET; THENCE 134 DEGREES 01 MINUTES 56 SECONDS RIGHT, 20.47 FEET TO THE POINT OF BEGINNING; THENCE 23 DEGREES 38 MINUTES 46 SECONDS LEFT 12.66 FEET; THENCE 15 DEGREES 00 MINUTES 10 SECONDS RIGHT 32.79 FEET; THENCE 15 DEG 02 MIN 34 SEC RIGHT 26.64 FEET; THENCE 11 DEG 00 MIN 21 SEC RIGHT 23.51 FEET; THENCE 162 DEG 35 MIN 41 SEC RIGHT 92.92 FEET TO THE POINT OF BEGINNING.

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

Grantor's Name	<u>Russelleen P. Hance</u>	Grantee's Name	<u>Brandon Scordino and Tiffany Scordino</u>
Mailing Address	<u>222 Rutherford Loop</u>	Mailing Address	<u>4343 Lakeshore Cove</u>
	<u>Birmingham, AL 35244</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>4359 Lakeshore Cove</u>	Date of Sale	<u>November 21, 2025</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$575,000.00</u>
		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 November 21,

Print David Snoddy

☐ Unattested

Sign

(Signature)
(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
11/21/2025 01:38:10 PM
\$250.00 KELSEY
20251121000358130

Allen S. Bayl

Form RT-1