

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:
Nathan Smith and Nicole Smith
508 Mill Springs Circle
Hoover, AL 35244

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **EIGHT HUNDRED FIFTEEN THOUSAND AND 00/100 (\$815,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James Workman Magette, Jr. and Peggy Frey Magette, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEES, **Nathan Smith and Nicole Smith** (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: **508 Mill Springs Circle, Hoover, AL 35244**

\$350,000.00 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 GRANTORS, for said Grantors, Grantors' heirs, 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 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 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 **April 2, 2026**.

James W. Magette, Jr.
James Workman Magette, Jr.

Peggy Frey Magette
Peggy Frey Magette

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James Workman Magette, Jr. and Peggy Frey Magette 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 2nd day of April, 2026.

[Handwritten Signature]

Notary Public

My Commission Expires: 9-13-2028

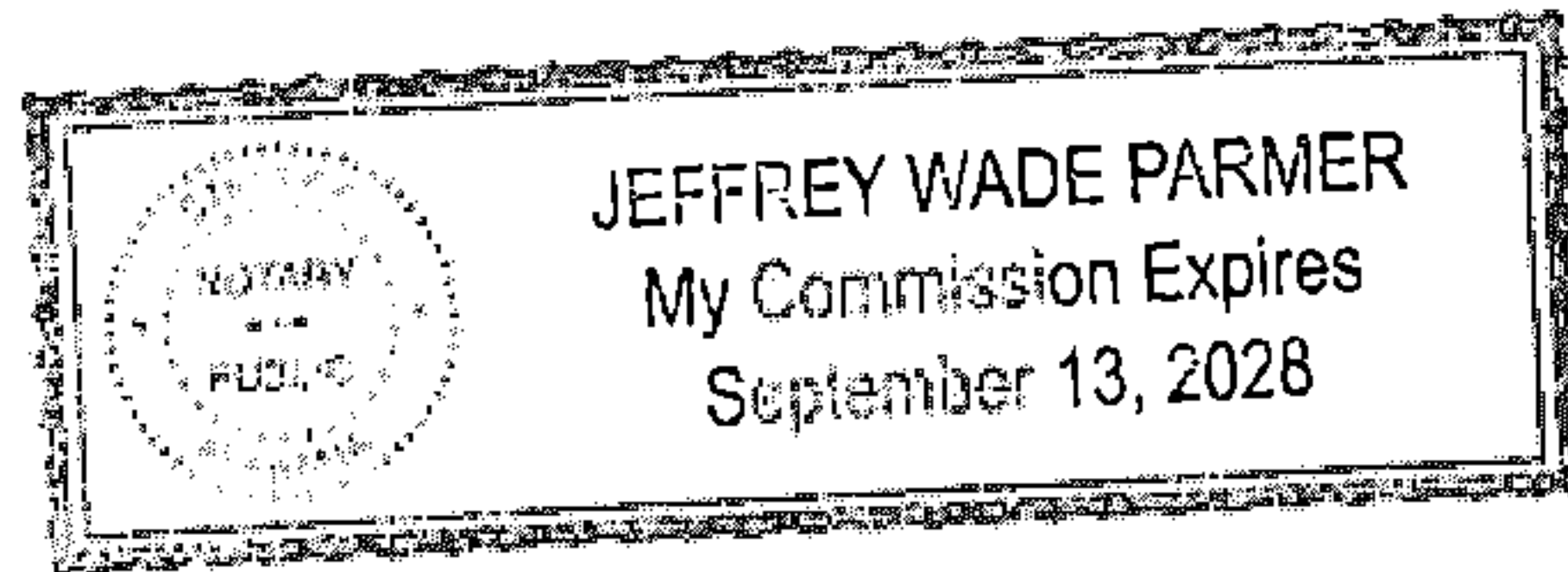


Exhibit "A"
Property Description

Property 1

Lots 6A, according to the Resurvey of Lots 5 & 6 Amended Map of Mill Springs Estates, 1st Sector, being a Survey of Mill Springs Estates, Amended 1st Sector, as recorded in Map Book 24, Page 116, in the Probate Office of Shelby County, Alabama, being a resurvey of Mill Springs Estate, 1st Sector as recorded in Map Book 24, Page 101, in the Probate Office of Shelby County, Alabama.

Property 2

Lots 5A, according to the Resurvey of Lots 5 & 6 Amended Map of Mill Springs Estates, 1st Sector, being a Survey of Mill Springs Estates, Amended 1st Sector, as recorded in Map Book 24, Page 116, in the Probate Office of Shelby County, Alabama, being a resurvey of Mill Springs Estate, 1st Sector as recorded in Map Book 24, Page 101, in the Probate Office of 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 James Workman Magette, Jr. and Peggy Frey Magette
Mailing Address 2105 Kirkman Drive Birmingham, AL 35242
Grantee's Name Nathan Smith and Nicole Smith
Mailing Address 508 Mill Springs Circle Hoover, AL 35244
Property Address 508 Mill Springs Circle Hoover, AL 35244
Date of Sale April 2, 2026
Total Purchase Price \$815,000.00
Actual Value
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.

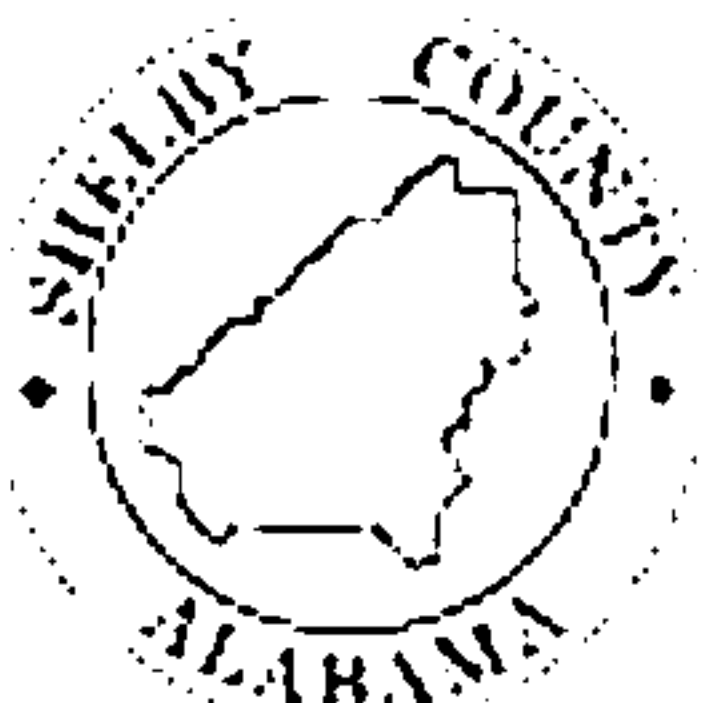
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 April 2, 2026
Print Jeff W. Parmer
Sign (Agent) circle one
Unattested (verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2026 01:07:21 PM
\$496.00 PAYGE
20260402000096830

Form RT-1

Allen S. Bayl