

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Joseph Knight and Brittany Knight
42 Oak Trail
Birmingham, AL 35242

STATE OF ALABAMA)

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty Thousand and 00/100 (\$30,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James Brandon Rolader and wife, Brooke Rolader**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joseph Knight and Brittany Knight**, (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:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said 1/4 - 1/4 section, thence run North along the West 1/4 - 1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet to the point of beginning; thence continue last course 174.84 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 168.53 feet to the South edge of a county maintained road; thence turn left 76 degrees 52 minutes 29 seconds and run West 25.50 feet along the South edge of said road; thence turn left 13 degrees 07 minutes 31 seconds and run West 150.00 feet along the South edge of said road; thence turn left 90 degrees 00 minutes 00 seconds and run South 174.74 feet to the point of beginning.


Subject To:

Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, 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.

Shelby County, AL 09/12/2014
State of Alabama
Deed Tax: \$30.00


20140912000287510 1/4 \$53.00
Shelby Cnty Judge of Probate, AL
09/12/2014 01:15:24 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of August, 2014.

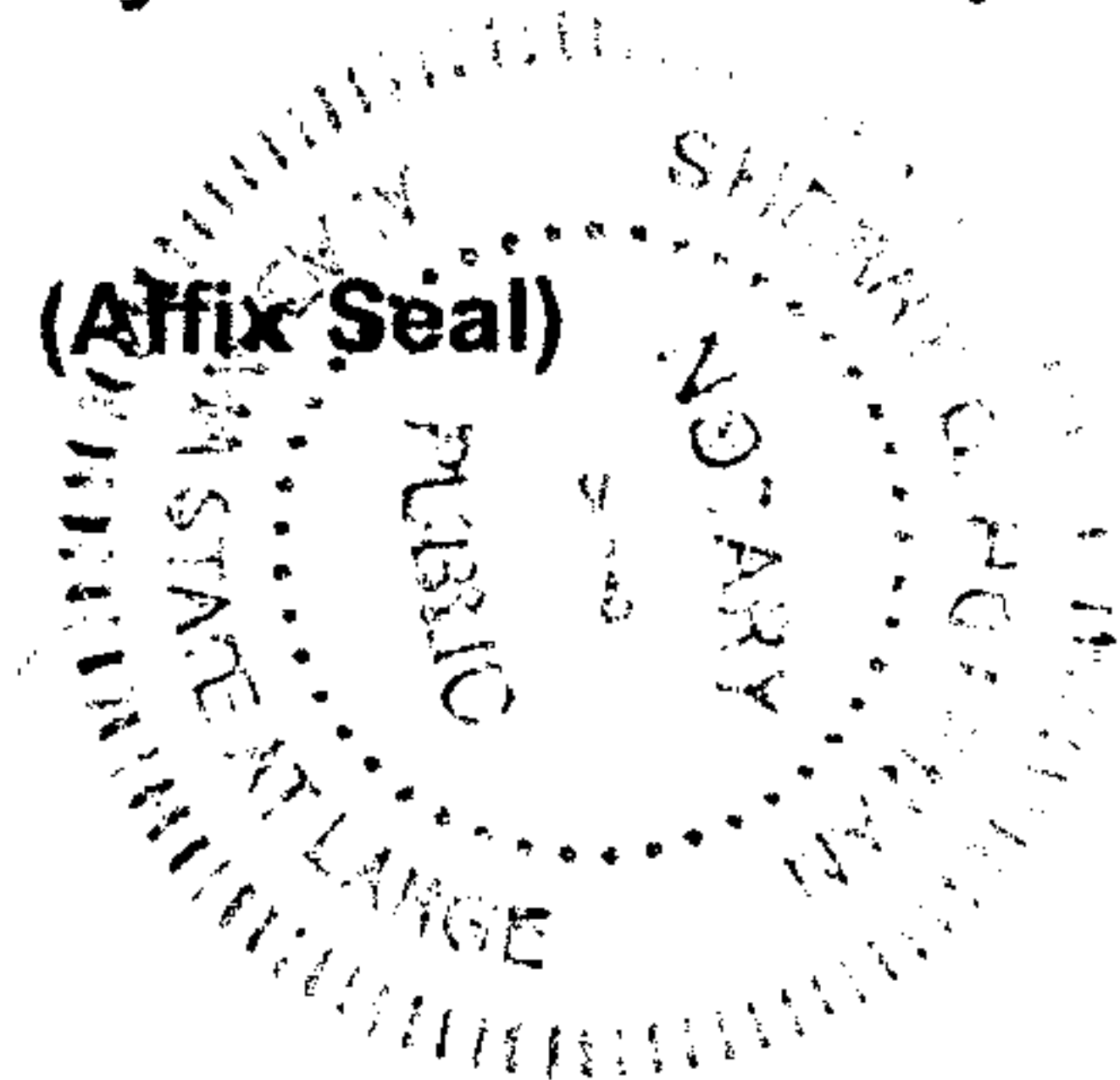
Brooke Rolader
Brooke Rolader

STATE OF ALABAMA)
 :
COUNTY OF BALDWIN)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brooke Rolader, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of August, 2014.

Sherry J. Hoffman
NOTARY PUBLIC
My Commission Expires: 02-11-2017



20140912000287510 2/4 \$53.00
Shelby Cnty Judge of Probate, AL
09/12/2014 01:15:24 PM FILED/CERT

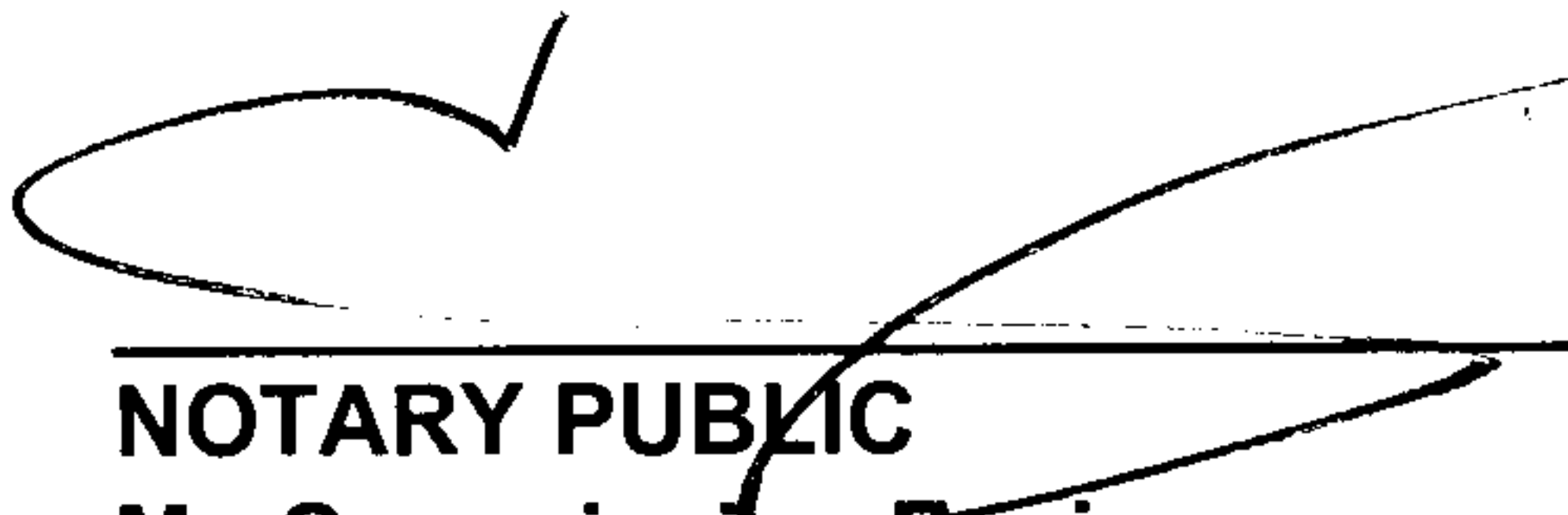
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of **August, 2014**.


James Brandon Rolader

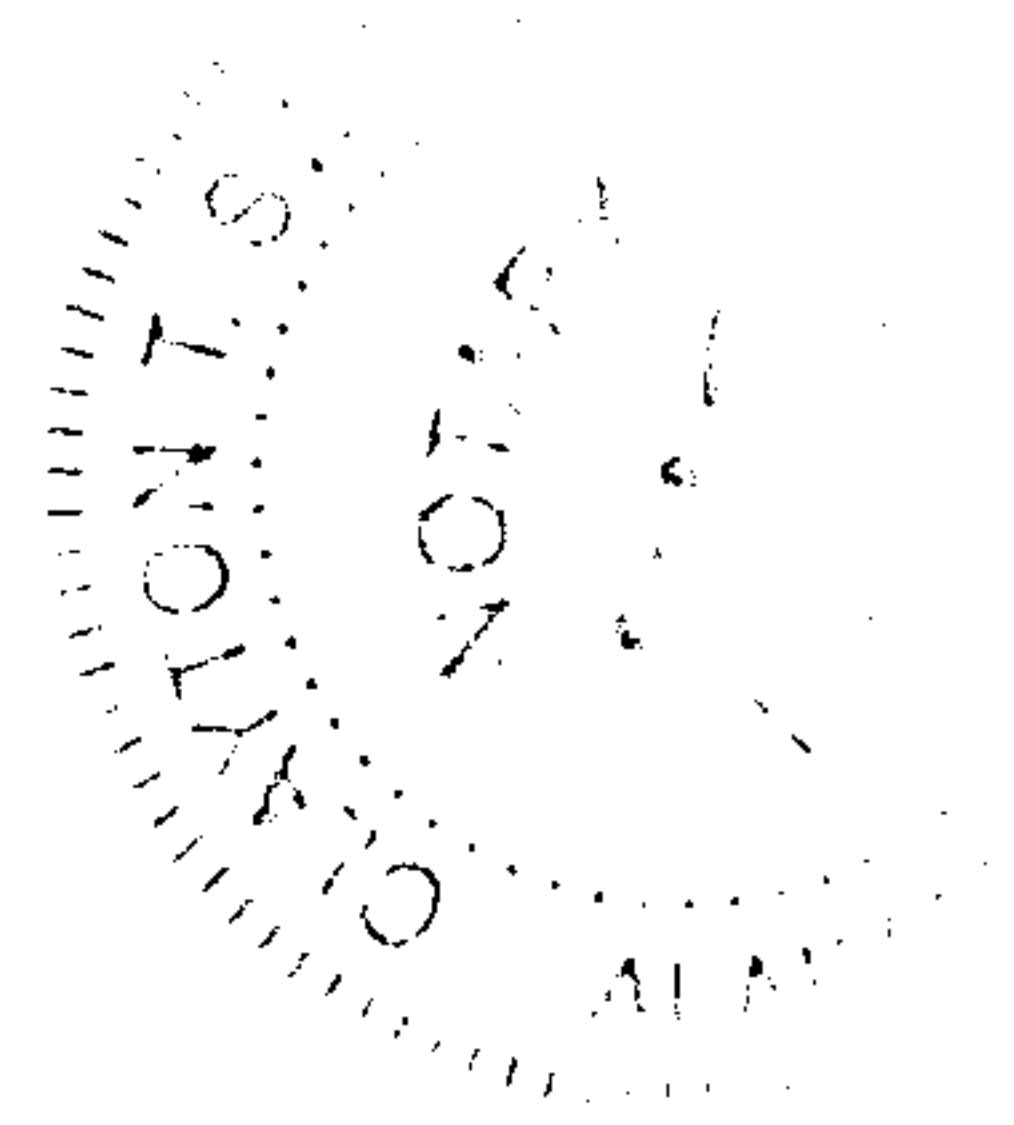
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Brandon Rolader, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of August, 2014.


NOTARY PUBLIC
My Commission Expires:

(Affix Seal)




20140912000287510 3/4 \$53.00
Shelby Cnty Judge of Probate, AL
09/12/2014 01:15:24 PM FILED/CERT

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 Brandon Rolader	Grantee's Name	Joseph Knight Brittany Knight
Mailing Address	6749 Daniel Styron Lane Gulf Shores, AL 36542	Mailing Address	42 Oak Trail Birmingham, AL 35242
Property Address	66 Oak Trail Birmingham, AL 35242	Date of Sale	<u>August 29, 2014</u>
		Total Purchase Price	<u>\$ 30,000.00</u>
		or	_____
		Actual Value	<u>\$ _____</u>
		or	_____
		Assessor's Market Value	<u>\$ _____</u>

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
 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 James Brandon Rolader

Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

