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06/10/2015 03:21:45 PM
DEEDS 1/2

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Jason S. Posey & Stephania Paige Posey
713 Riverchase Pkwy W
Hoover, AL 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY-THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($323,600.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **ERIC S. RUBIN and PAGE B. RUBIN, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JASON S. POSEY and STEPHANIA PAIGE POSEY** (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 31, according to the amended map of Riverchase West, as recorded in Map Book 7, page 150, in the Probate Office of Shelby County, Alabama, and the North part of Lot 30, Riverchase West Subdivision, being described as follows: Begin at the Northwesterly corner of Lot 30, and run in an Easterly direction along the Northerly line of said Lot 30 for a distance of 181.08 feet to the Northeasterly corner of said Lot 30; thence 67°52'46" right and in a Southerly direction along the Easterly line of said Lot 30 for a distance of 6.73; thence 114°04' right in a Westerly direction for a distance of 183.72 feet to the point of beginning.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

$258,880.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 9th day of June, 2015.

ERIC S. RUBIN

PAGE B. RUBIN

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ERIC S. RUBIN and PAGE B. RUBIN**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of June, 2015.

NOTARY PUBLIC
My commission expires:

STATE OF ALABAMA NOTARY PUBLIC
MALCOLM S. MCLEOD
My Commission Expires
August 15, 2018

Real Estate Sales Validation Form

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

Grantor's Name **ERIC S. RUBIN and PAGE B. RUBIN**

Mailing Address **713 RIVERCHASE PKWY**
HOOVER, AL 35244

Property Address **713 RIVERCHASE PKWY WEST**
HOOVER, AL 35244

Grantee's Name **JASON S. POSEY**

Mailing Address **713 RIVERCHASE PKWY WEST**
HOOVER, AL 35244

Date of Sale **June 9, 2015**

Total Purchase Price **$323,600.00**
or
Actual Value $
or
Assessor's Market Value $

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DEEDS 2/2

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
____Sales Contract
__X__Closing Statement
____Appraisal
____Other _____

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 **June 9, 2015**

Print Malcolm S. McLeod

_____Unattested

(verified by)

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

My Commission Expires
March 8th, 2018

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/10/2015 03:21:45 PM
$82.00 CHERRY
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