

This instrument was prepared by:
D. Barron Lakeman LLC
318 N College St
Suite E
Auburn, AL 36830

Send Tax Notice To:
Emily Bernstein Tidwell
Joseph Barry Tidwell
5104 Greystone Way
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS (\$527,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jennifer W. Ricks, a married woman, by and through her attorney-in-fact, R. Scott Ricks , and R. Scott Ricks, her husband** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Emily Bernstein Tidwell and Joseph Barry Tidwell**, (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 County, State of Alabama, to-wit:

Lot 22, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A&B in the Probate Office of Shelby County, Alabama.

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

\$417,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, 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, 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 24th day of March, 2016.

Jennifer W. Ricks, by and through her attorney-in-fact, R. Scott Ricks
Jennifer W. Ricks, by and through her attorney-in-fact, R. Scott Ricks

R. Scott Ricks
R. Scott Ricks

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **R. Scott Ricks, 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 conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of March, 2016.

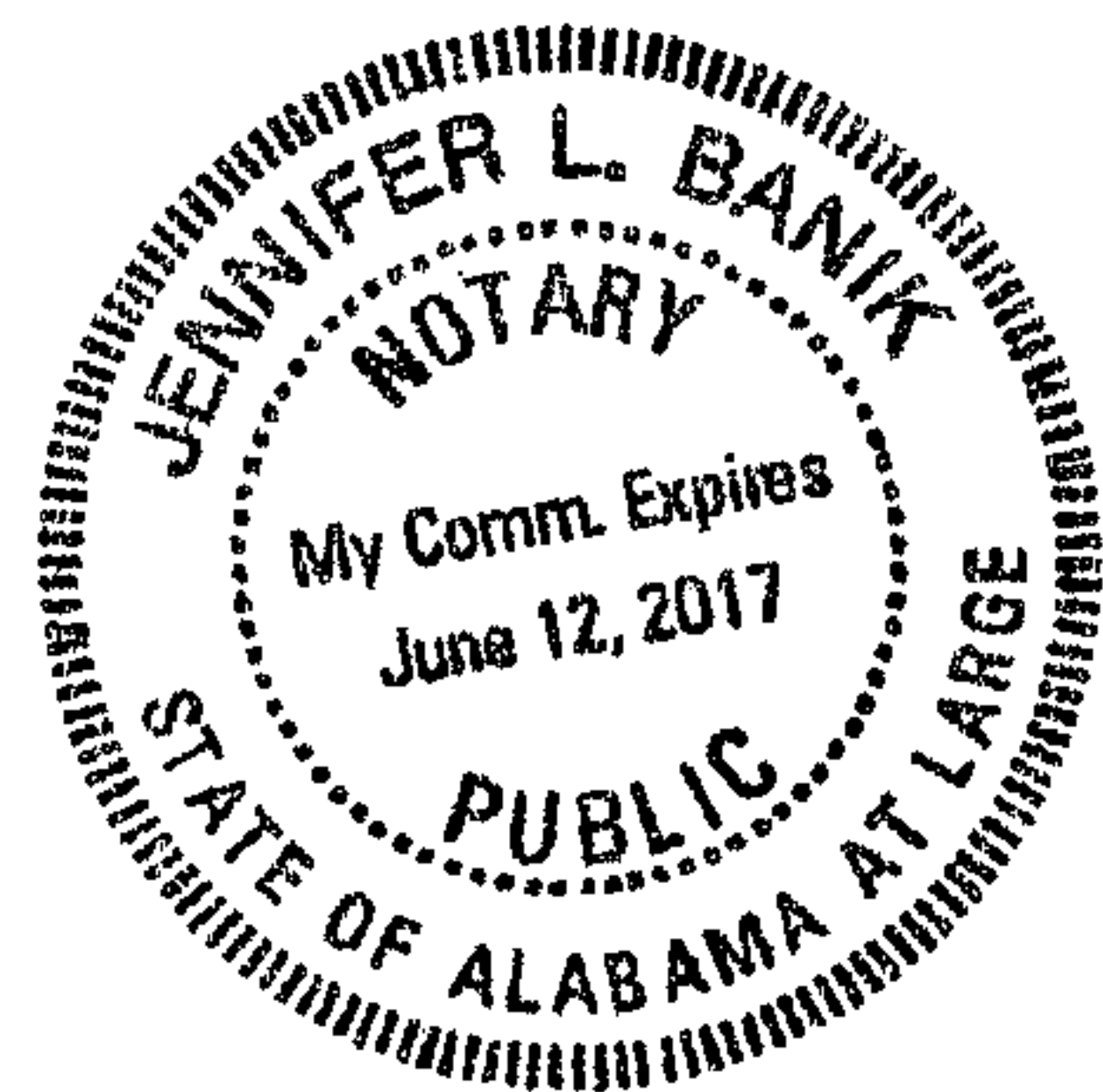


Jennifer L. Banik
 NOTARY PUBLIC
 My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **R. Scott Ricks**, whose name as Attorney in Fact for **Jennifer W. Ricks, his wife**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 24th day of March, 2016



Jennifer L. Banik
 Notary Public
 My commission expires: _____

Real Estate Sales Validation Form

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

Grantor's Name R Scott Ricks & Jennifer W Ricks
Mailing Address 204 Byron Plantation Rd
Albany, GA 31721

Grantee's Name Joseph Barry Tidwell & Emily Bernstein
Mailing Address Tidwell
5104 Greystone Way
Birmingham AL 35242

Property Address 5104 Greystone Way
Birmingham AL 35242

Date of Sale 03/24/2106
Total Purchase Price \$ 527,000.000
or
Actual Value \$

20160329000099790 03/29/2016
10:21:48 AM DEEDS 3/3

or
Assessor's Market Value \$ 527,000.000

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
☐ 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 03/29/2016

Print Jim McLean

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/29/2016 10:21:48 AM
\$130.00 CHERRY
20160329000099790

[Signature]