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

Send Tax Notice To: Jeremy Alexander McQueen and Gloria Ann McQueen 1086 Dunsmore Drive Chelsea, AL 35043

STATE OF ALABAMA)	JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Forty-Seven Thousand Five Hundred Thirty-Three and 00/100 (\$347,533.00), and other good and valuable consideration, this day in hand paid to the undersigned Stone Martin Builders, LLC, an Alabama limited liability company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Jeremy Alexander McQueen and Gloria Ann McQueen, (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:

Lot 1-138, according to the Plat of Chelsea Park, First Sector, Phase 4, as recorded in Map Book 36, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park First Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as in Instrument No. 20041026000590790, Supplementary Declaration as recorded in Instrument No. 20060605000263850 in the Probate Office of Shelbty County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of organization and operational agreement of said limited liability company and same have not been modified or amended.

All of the consideration was paid from the proceeds of 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, 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, 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 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 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 has through its duly authorized Project Manager hereunto set its hand and seal this the 14th day of October, 2016.

Stone Martin Builders, LLC

Jeremy Till Project Manager

20161104000409050 1/2 \$19.00

Shelby Cnty Judge of Probate, AL 11/04/2016 03:14:11 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeremy Till, whose name as Project Manager of Stone Martin Builders, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 06-02-2019

My Comm. Expire June 2, 2019

William Company

Real Estate Sales Validation Form

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

Grantor's Name	Stone Martin Builders. LLC	Grantee's Name	Jeremy Alexander McQueen and Gloria Ann McQueen		
Mailing Address	404 South 8 th Street Opelika, AL 36801	Mailing Address	1086 Dunsmore Drive Chelsea, AL 35043		
Property Address	1086 Dunsmore Drive Chelsea, AL 35043	Date of Sale	October 14, 2016		
		Total Purchase Price	\$ 347,533.00		
		or			
		Actual Value	\$		
		or			
		Assessor's Market Value	\$		
(check one) (Record ☐ Bill of Sale ☐ Sales Contract ☑ Closing Statement		required) Appraisal Other Deed			
If the conveyance doo is not required.	cument presented for recordation conta	ains all of the required information re	rerenced above, the filing of this form		
mailing address. Grantee's name and i	nailing address - provide the name of	the person or persons to whom interes			
Property address - the property was conveyed	•	ing conveyed, if available. Date of S	Sale - the date on which interest to the		
Total purchase price offered for record.	the total amount paid for the purchas	e of the property, both real and pers	onal, being conveyed by the instrument		
Actual value - if the poffered for record. Th	roperty is not being sold, the true valu is may be evidenced by an appraisal c	e of the property, both real and pers onducted by a licensed appraiser or	onal, being conveyed by the instrument the assessor's current market value.		
the property as deteri	d and the value must be determined, the nined by the local official charged with be penalized pursuant to <u>Code of Alab</u>	the responsibility of valuing propert	alue, excluding current use valuation, of y for property tax purposes will be used		
that any false stateme	my knowledge and belief that the inforents claimed on this form may result in	mation contained in this document is the imposition of the penalty indicate	true and accurate. I further understand ted in <u>Code of Alabama 1975</u> § 40-22-1		
(h).		Stone Martin Builders,	LLC		
Date	Print Jeremy Till, Project Manager				
Unattested	(verified by)	Sign\Grantof/Sraintee/C	wner/Agent) circle one		

20161104000409050 2/2 \$19.00 Shelby Cnty Judge of Probate, AL 11/04/2016 03:14:11 PM FILED/CERT