20170117000019570 01/17/2017 08:43:10 AM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Richard L. Evanson & Jerrilynn Evanson 4038 Forest Lakes Road Sterrett, AL 35147

| STATE OF ALABAMA | ) |                         |  |
|------------------|---|-------------------------|--|
| COUNTY OF SHELBY | ) | JOINT SURVIVORSHIP DEED |  |

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$117,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, ROBERT C. BAILEY, an unmarried man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, RICHARD L. EVANSON and JERRILYNN EVANSON (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 522, according to the Map and Survey of Forest Lakes, 10<sup>th</sup> Sector, as recorded in Map Book 31, Pages 25 A & B, in the Probate Office of Shelby County, Alabama.

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

\$77,000.00 of the above-recited consideration is being paid with a purchase money mortgage being issued 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 Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their 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, which are not yet due and payable; and that Grantor will, and his 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.

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IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 13th day of January, 2017.

ROBERT C. BAILEY

STATE OF ALABAMA )
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ROBERT C. BAILEY**, 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 13th day of

January, 2017.

NOTARYPUBLIC

My commission expires:

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                          | ROBERT C. BAILEY   | RICHARD L. EVANSON and JERR<br>Grantee's NameLYNN EVANSON  |
|---|--|--|
| Mailing Address                         | 4038 FOREST LAKES RD<br>STERRETT, AL 35147   | Mailing Address 4038 FOREST LAKES RD STERRETT, AL 35147  |
| Property Address                        | 4038 FOREST LAKES RD<br>STERRETT, AL 35147   | Date of Sale January 13, 2017  |
| 170117000019570                         | 01/17/2017 08:43:10 AM DE  |  |
|   |  | Actual Value \$ or Assessor's Market Value\$   |
|   | e or actual value claimed on this form of documentary evidence is not requir   | can be verified in the following documentary evidence: (check  |
| Bill of Sale<br>Sales Contra            |  | Appraisal<br>Other   |
| X Closing State                         | ment   |  |
| If the conveyance of this form is not i | •  | ontains all of the required information referenced above, the filing   |
|   | ln   | structions   |
| Grantor's name an current mailing add   | <del>-</del>   | of the person or persons conveying interest to property and their  |
| Grantee's name an conveyed.             | nd mailing address - provide the name  | of the person or persons to whom interest to property is being   |
|   | the physical address of the property berty was conveyed.   | being conveyed, if available. Date of Sale - the date on which   |
| Total purchase priethe instrument offe  | -  | nase of the property, both real and personal, being conveyed by  |
|   | for record. This may be evidenced by   | alue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's   |
| valuation, of the pr                    | operty as determined by the local offic  | the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property zed pursuant to Code of Alabama 1975 § 40-22-1(h). |
| further understand                      |  | nformation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in   |
|   |  |  |
| Date <u>January 13</u>                  | 3, 2017  | Print Malcolm S. McLeod  |
| Unattested                              |  | sign Malcolm S. McRood AM  |
|   | (verified by) Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL | (Grantor/Grantee/Owner Agent) circle one   |
|   | 01/17/2017 08:43:10 AM<br>\$61.00 CHERRY   |  |

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