



20170327000101830 1/4 \$154.00  
 Shelby Cnty Judge of Probate, AL  
 03/27/2017 01:10:16 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Timothy Moynihan and Lauren Petty Moynihan 116 North Lake Drive Birmingham, AL 35242
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STATE OF ALABAMA        )  
 COUNTY OF SHELBY        )

**JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Fifty Five Thousand and No/100 (\$455,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William S. Clark and wife, Deidre B. Clark**, (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, **Timothy Moynihan and Lauren Petty Moynihan** (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 46, according to the First Amended Plat of Greystone Farms North Phase I, as recorded in Map Book 23, Page 57, in the Probate Office of Shelby County, Alabama.**

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.

\$325,000.00 of the consideration was paid from the proceeds of a mortgage loan.

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 03/27/2017  
 State of Alabama  
 Deed Tax: \$130.00

IN WITNESS WHEREOF, said GRANTORS have through their duly authorized attorney-in-fact hereunto set their hands and seals this the 21<sup>st</sup> day of March, 2017.

Margaret Dussler  
Witness

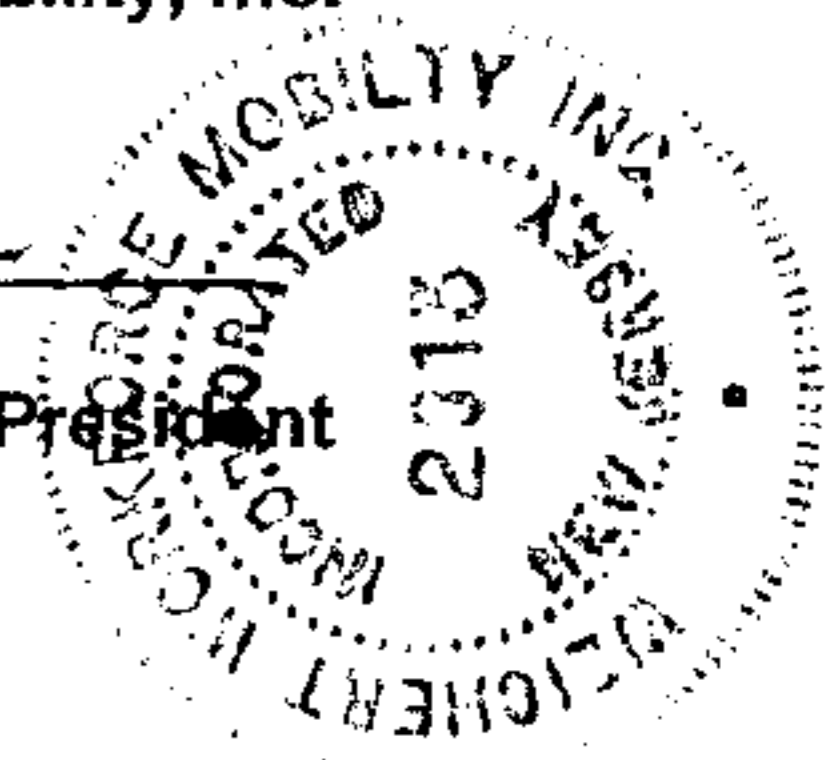
William S. Clark  
William S. Clark  
By Weichert Workforce Mobility, Inc.  
as attorney-in-fact

By: Joyce L. Finegan  
Joyce L. Finegan  
Its: Special Assistant Vice President

Kathleen Shea  
Witness

Deidre B. Clark  
Deidre B. Clark  
By Weichert Workforce Mobility, Inc.  
as attorney-in-fact

By: Joyce L. Finegan  
Joyce L. Finegan  
Its: Special Assistant Vice President



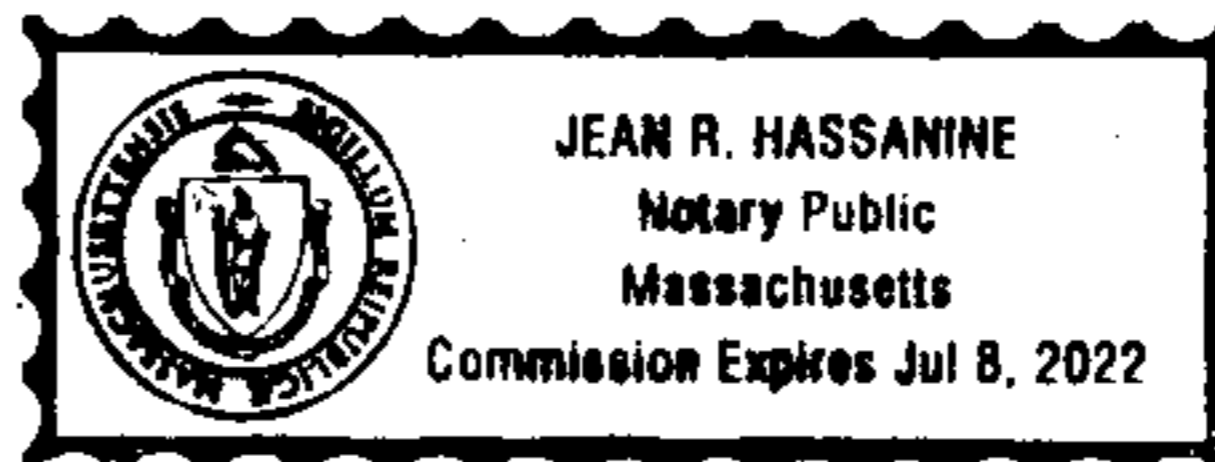
STATE OF Mass.  
COUNTY OF Plymouth

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joyce L. Finegan, whose name as Special Assistant Vice President of Weichert Workforce Mobility, Inc., a New Jersey corporation, as Attorney-in-Fact for William S. Clark, a married man, under that certain Limited Power of Attorney recorded in Instrument No. 20170327000101820, in the Probate Office of Shelby County, Alabama, 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 in her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as attorney-in-fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21<sup>st</sup> day of March, 2017.

Jean R. Hassanine  
NOTARY PUBLIC  
My Commission Expires: 7-8-22

(must affix seal)



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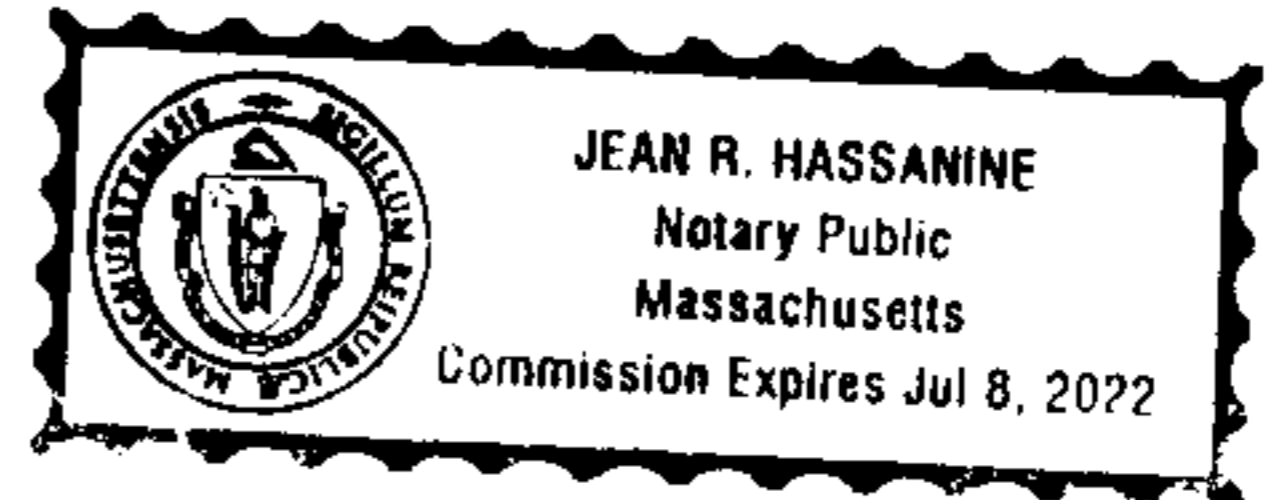
STATE OF Mass.  
COUNTY OF Plymouth


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joyce L. Finegan, whose name as Special Assistant Vice President of Weichert Workforce Mobility, Inc., a New Jersey corporation, as Attorney-in-Fact for Deidre B. Clark, a married woman, under that certain Limited Power of Attorney recorded in Instrument No. 20170327000101820, in the Probate Office of Shelby County, Alabama, 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 in her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as attorney-in-fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21<sup>st</sup> day of March, 2017.

Jean R. Hassanine  
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# Real Estate Sales Validation Form

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

Grantor's Name	William S. Clark and Deidre B. Clark c/o Weichert Workforce Mobility, Inc. 120 Longwater Suite 106 Norwell, MA 02061	Grantee's Name	Timothy Moynihan and Lauren Petty Moynihan 116 North Lake Drive Birmingham, AL 35242
Mailing Address		Mailing Address	
Property Address	116 North Lake Drive Birmingham, AL 35242	Date of Sale	March 24, 2017
		Total Purchase Price	\$ 455,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed      |

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 Clayton T. Sweeney, Attorney At Law

\_\_\_\_\_  
Unattested  
\_\_\_\_\_  
(verified by)

Sign By: \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

  
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