THIS INSTRUMENT PREPARED BY: Alan C. Keith Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, Alabama 35209

GRANTEE'S ADDRESS: John August Wolsoncroft and Melissa Rick Wolsoncroft 2017 Highland Village Bend Birmingham, AL 35242

STATE OF ALABAMA	)		20170728000271920
		JOINT SURVIVORSHIP DEED	07/28/2017 03:09:05 PM
COUNTY OF SHELBY	)		DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Seventy Five Thousand and NO/100 (\$475,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Shaun R. Ray and wife, Lynn R. Ray** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **John August Wolsoncroft and Melissa Rick Wolsoncroft** (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:

### See Exhibit A

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

Property address is 2017 Highland Village Bend, Birmingham, AL 35242

\$250,000.00 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, as joint tenants, with right of survivorship, 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.

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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this July  $\frac{27}{2}$ , 2017

Shaun R. Ray

Lynn R/Ray

STATE OF ALABAMA

COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Shaun R. Ray and wife,**Lynn R. Ray, whose names are signed the foregoing document and who are known to me, acknowledged before me on this day that, being informed of the contents of the document, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this July 27, 2017.

NOTARY PUBLIC

My Commission Expires: March 14, 2020

## Exhibit A

# Legal Description

Lot 7, according to the 2nd Amendment to the Amended Map of A Single Family Residential Subdivision, The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A-E, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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#### Real Estate Sales Validation Form

Grantor's Name	Shaun R. Ray and Lynn R. Ray	ordance with Code of Alabama : Grantee's Nam	e John August Wolsoncroft
Mailing Address	8 Spruce Street		S Mefissa Rick Wolsoncroft
	Apt. 28T		2107 Highland Village Bend
	New York, NY 10038	<u> </u>	Birmingham, AL 35242
Property Address	2017 Highland Village Bend	_ Date of Sale	e 07/27/2017
	Birmingham, AL 35242	Total Purchase Price	e \$ 475,000.00
		or Actual Value	\$
		Or Annoneda Manta-k i (ai	
<del></del> ,		Assessor's Market Value	
evidence: (check of Bill of Sale Sales Contract Closing Staten	ne) (Recordation of docum	this form can be verified in the neutron evidence is not required.  Appraisal Other	he following documentary red)
f the conveyance of above, the filing of	locument presented for rece this form is not required.	ordation contains all of the re	equired information referenced
		Instructions	
Grantor's name and opposite property and their	l mailing address - provide i r current mailing address.	the name of the person or pe	ersons conveying interest
Grantee's name and opposite property is being	d mailing address - provide conveyed.	the name of the person or p	ersons to whom interest
Property address - t	he physical address of the	property being conveyed, if a	available.
ate of Sale - the d	ate on which interest to the	property was conveyed.	
otal purchase price eing conveyed by	e - the total amount paid for the instrument offered for re	the purchase of the property	y, both real and personal,
onveyed by the ins	property is not being sold, to trument offered for record. In the assessor's current ma	This may be evidenced by a	, both real and personal, being n appraisal conducted by a
xcluding current us esponsibility of valu	e valuation, of the property	etermined, the current estimates determined by the local of purposes will be used and to the local of the loc	ate of fair market value, official charged with the the taxpayer will be penalized
ccurate. I further ur	of my knowledge and belief inderstand that any false sta- ted in <u>Code of Alabama 19</u> 7	tements claimed on this form	ed in this document is true and nay result in the imposition
ate 7/28/17		Print Jeff W. Parmer	
Unattested		Sign	A CONTRACT OF THE PARTY OF THE
	(verified by)		e/Owner/Agent) circle one
		Sindre Market Control of the Control	Form RT-1
	Filed and Re		
	Official Publi Judge James	c Recoras W. Fuhrmeister, Probate Judge,	
ممسمر ألجين	County Clerk	ζ , , , , , , , , , , , , , , , , , , ,	

Snelby County, AL 07/28/2017 03:09:05 PM **\$249.00 DEBBIE** 

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