

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

Send Tax Notice To:
Robert C. Barker and Ragan A. Barker
301 Oaklynn Hills Drive
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Twenty Four Thousand and No/100 Dollars (\$324,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Hans Albert Sowrey and Annette Sowrey, husband and wife**, (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, **Robert C. Barker and Ragan A. Barker**, (hereinafter referred to as GRANTEE), 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:

Legal Description attached hereto and made a part hereof.

Subject To:


Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$254,000.00 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 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.


20181018000368760 1/5 \$97.00
Shelby Cnty Judge of Probate, AL
10/18/2018 09:51:32 AM FILED/CERT

Shelby County, AL 10/18/2018
State of Alabama
Deed Tax: \$70.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this
2nd day of October 2018

Hans Albert Sowrey by Morreale
Real Estate Services, Inc. by
x Linda Freeman, Attorney in Fact

Hans Albert Sowrey by Morreale Real Estate Services, Inc. by
Linda Freeman, Attorney in Fact

Annette Sowrey by Morreale Real
Estate Services, Inc. by
x Linda Freeman, Attorney in Fact

Annette Sowrey by Morreale Real Estate Services, Inc. by Linda
Freeman, Attorney in Fact

✓ THE STATE OF ILLINOIS
DU PAGE
COUNTY.

I, the undersigned, LAUREN E CHILDERS, a Notary Public, in and for said State
ILLINOIS, hereby certify that Linda Freeman, Attorney in Fact for Hans Albert Sowrey Estate, Inc.
whose names is/are signed to the foregoing conveyance, and who is/are known to me ^{*}acknowledged
before me on this day that, being informed of the contents of the conveyance, he, she, they executed the
same voluntarily on the day the same bears date. ^{*}as such authorized representative of said

Given under my hand and official seal this the 2 day of OCTOBER, 2018.
Attorney in Fact and with full authority

LAUREN E CHILDERS
Notary Public

20181018000368760 2/5 \$97.00
Shelby Cnty Judge of Probate, AL
10/18/2018 09:51:32 AM FILED/CERT

"OFFICIAL SEAL"
LAUREN E. CHILDERS
NOTARY PUBLIC-STATE OF ILLINOIS
COUNTY OF DU PAGE
MY COMMISSION EXPIRES: 03-12-2022

✓THE STATE OF ILLINOIS
DUPAGE
COUNTY.

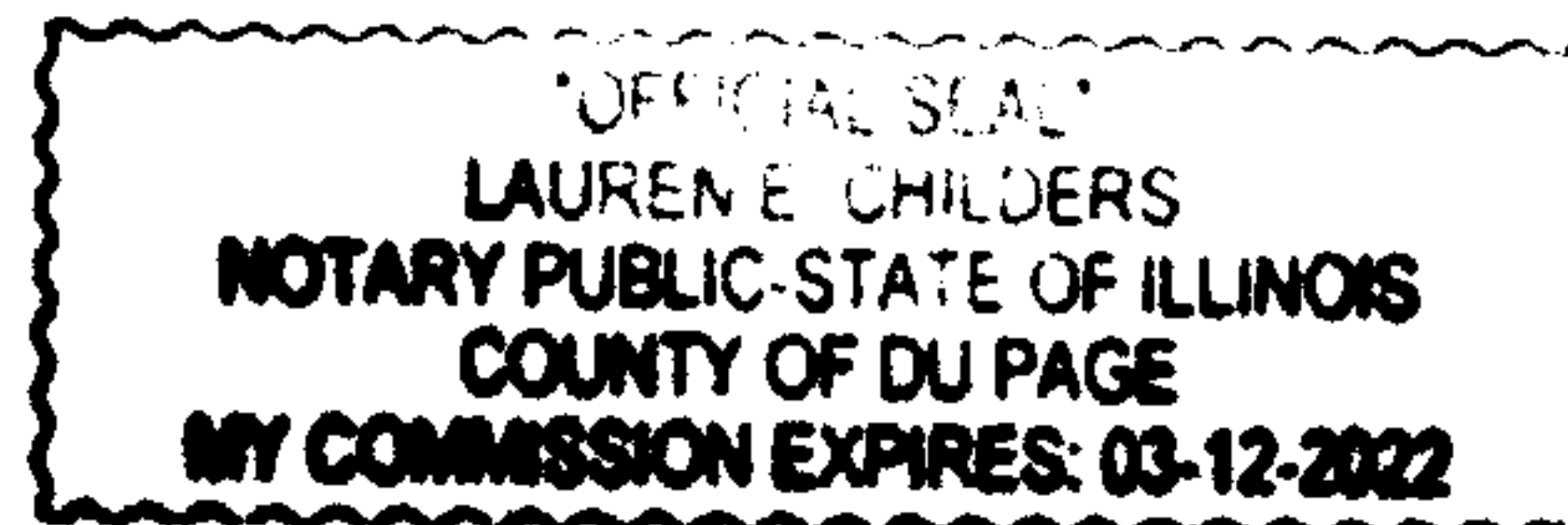
I, the undersigned, LAUREN E CHILDERS, a Notary Public, in and for said State
ILLINOIS, hereby certify that Linda Freeman, Attorney in Fact for Annette Sowrey whose Estate, Inc.
names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me
on this day that, being informed of the contents of the conveyance, he, she, ^{*}they executed the same
voluntarily on the day the same bears date. ^{*as such authorized agent of said Attorney in Fact} and with full authority
Given under my hand and official seal this the 2 day of OCTOBER, 2018.




Notary Public

MR-CRI-25712

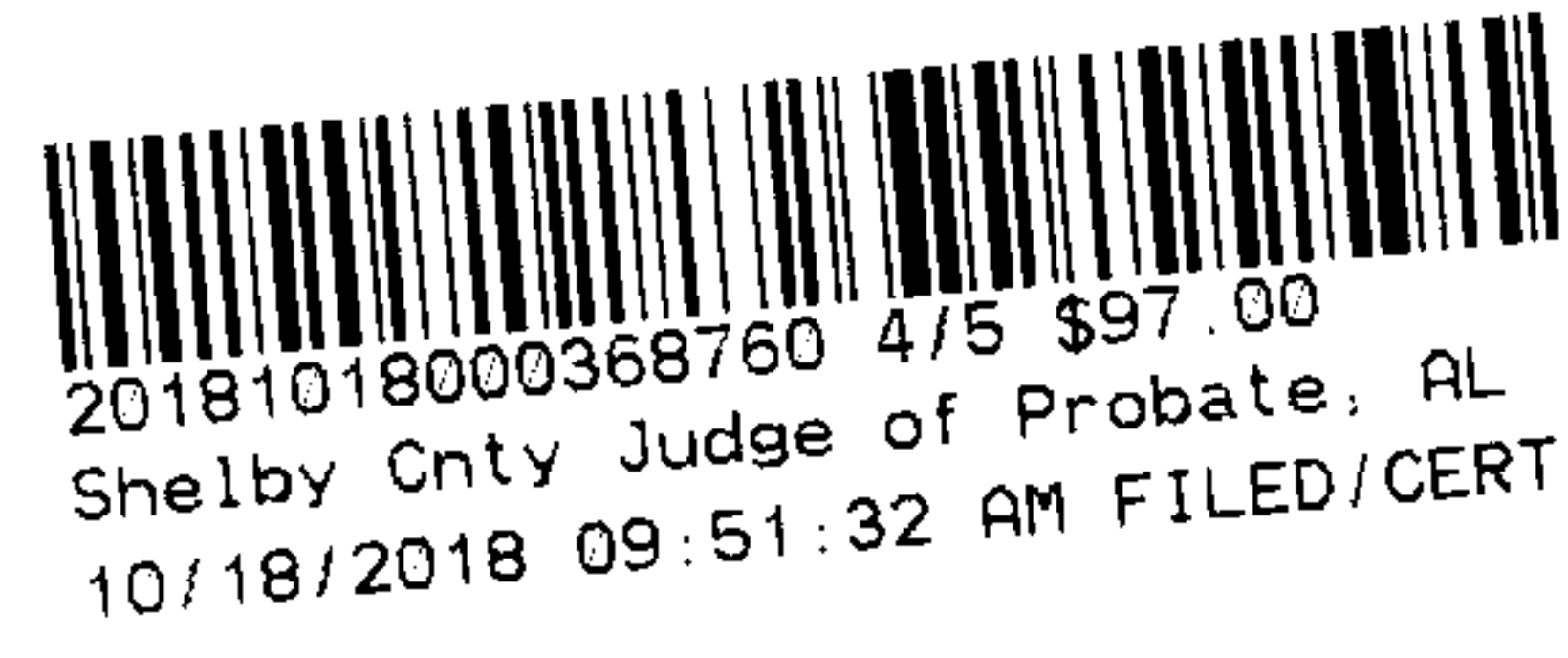
This instrument was prepared by:
Joan M. Brady
449 Taft Avenue
Glen Ellyn, IL 60137




20181018000368760 3/5 \$97.00
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LEGAL DESCRIPTION

Lot 108, according to the Survey of Final Plat of Oaklyn Hills, Phase 5, as recorded in Map Book 38, Page 34, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	Hans Albert Sowrey and Annette Sowrey	Grantee's Name	Robert C. Barker Ragan A. Barker
Mailing Address	X 1411 Lancaster Ave X Columbia, PA 17512	Mailing Address	301 Oaklyn Hills Drive Chelsea, AL 35043
Property Address	301 Oaklyn Hills Drive Chelsea, AL 35043	Date of Sale	October 12, 2018
		Total Purchase Price	\$ 324,000.00
		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
X Closing Statement	

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	Settlement Date	Print	X Annette Sowrey
	Unattested	Sign	X Hans Albert Sowrey
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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