

This instrument was prepared by:  
SOUTH OAK TITLE TRUSSVILLE, LLC.  
5582 APPLE PARK DRIVE  
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:  
GREG RATCLIFF  
LEE ANN RATCLIFF  
139 CAMBRIAN WAY  
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA )  
 ) JOINT SURVIVORSHIP DEED 20181109000396840  
COUNTY OF SHELBY ) 11/09/2018 09:18:45 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 (\$120,000.00) AND ALL GOOD AND VALUABLE CONSIDERATION; the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTORS in hand paid by GRANTEES the receipt whereof is hereby acknowledged, I, JACOB SPURGEON, and Wife, KIERSTEN RAE SPURGEON, whose address is 824 MADISON PARK DR, MADISON, AL 35758, (hereinafter referred to as GRANTORS), does hereby grant, bargain, sell and convey unto GREG RATCLIFF and LEE ANN RATCLIFF, whose address is 139 Cambrian Way, Birmingham, Alabama 35242, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 139 Cambrian Way, Birmingham, Alabama 35242, to-wit:

SEE ATTACHED EXHIBIT "A"

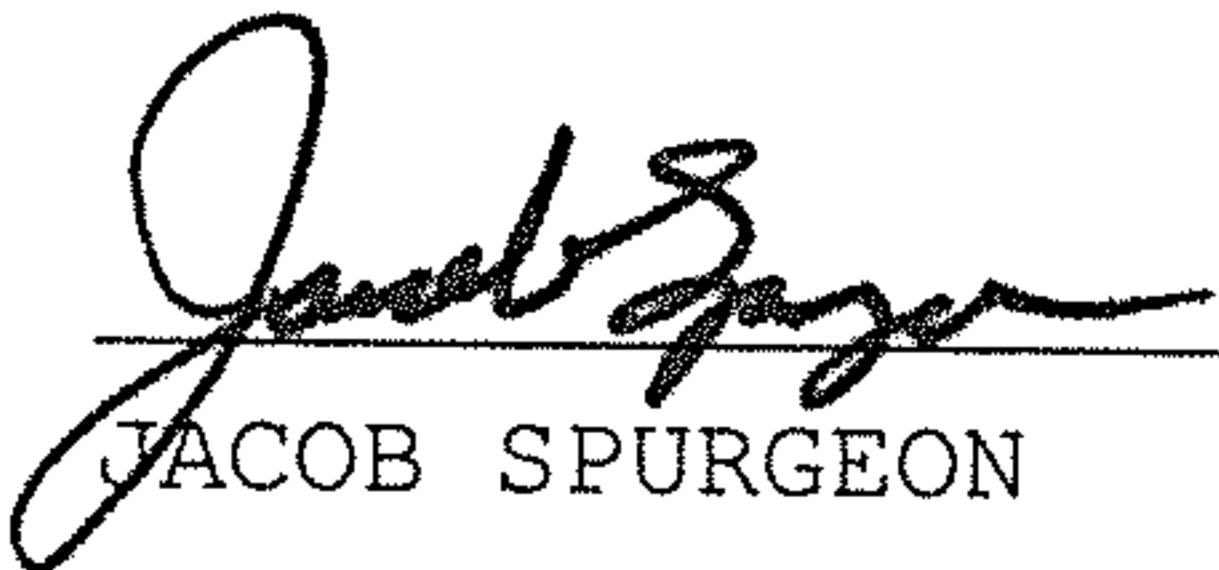
\$50,000.00 of the above referenced purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2019, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to 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 SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant 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 herein above set forth, and that GRANTOR 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 8<sup>th</sup> day of November, 2018.

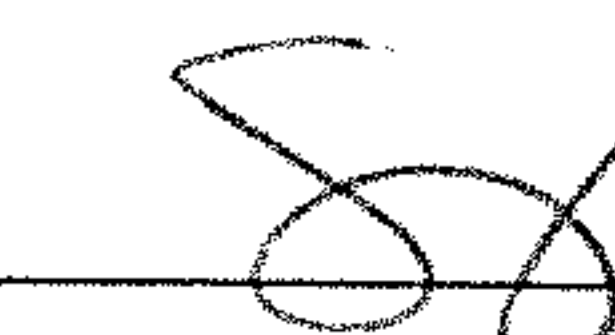
 (SEAL)  
JACOB SPURGEON

 (SEAL)  
KIERSTEN RAE SPURGEON

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JACOB SPURGEON, and Wife, KIERSTEN RAE SPURGEON, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of November, 2018.

  
NOTARY PUBLIC  
My Commission Expires: 11/3/2020

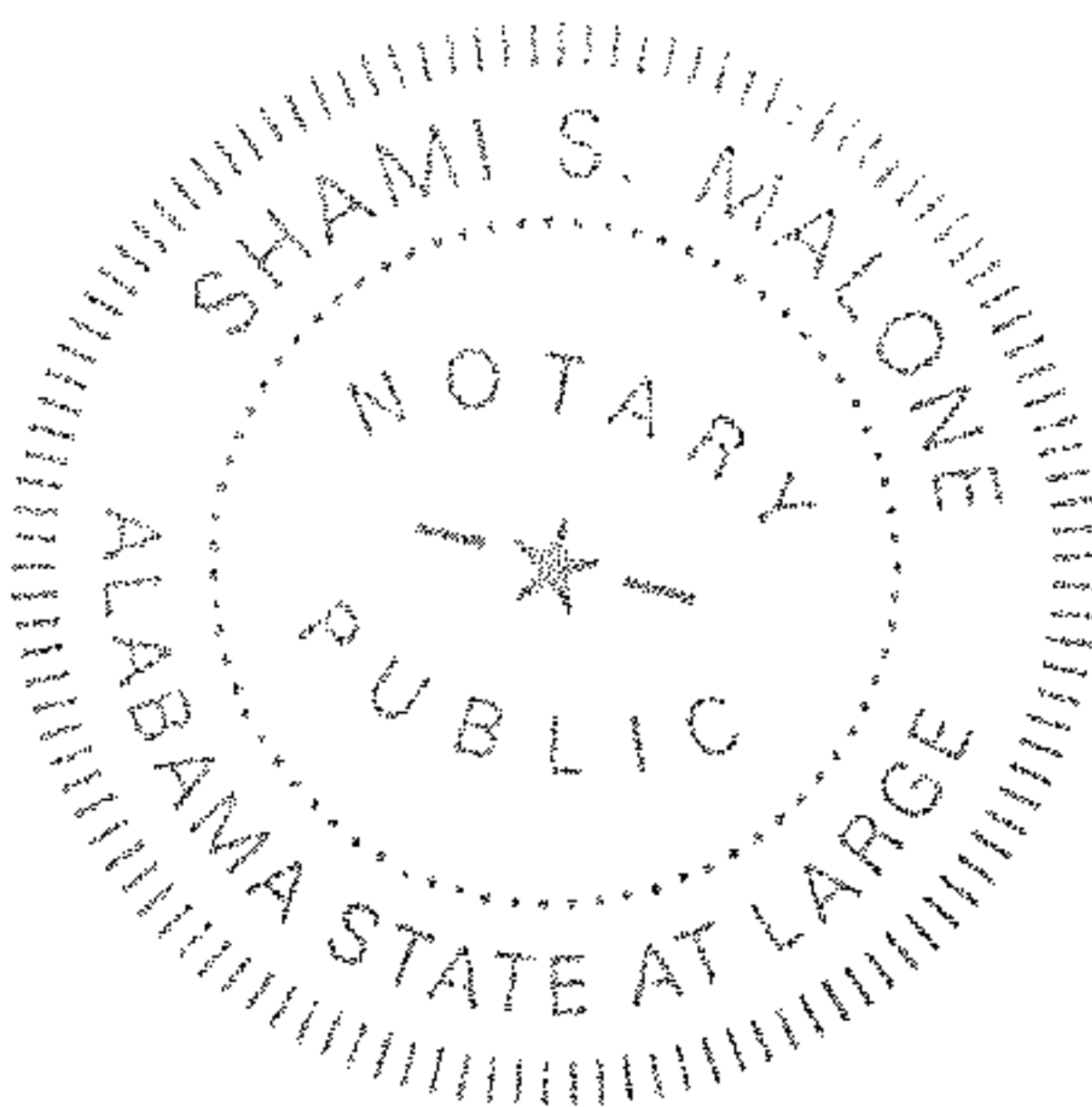


EXHIBIT "A"

Unit 139, in Cambrian Wood Condominium, By-laws and Amendments thereto as established by Declaration of Condominium, By-laws and Amendments thereto as recorded in Misc. Book 13, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344 and Misc. Book 52, Page 318, in said Probate Office, together with an undivided interest in the Common Elements as set forth in said Declaration of Condominium, said unit being more particularly described in the Floor Plans and Architectural Drawing of Cambria Wood Condominium as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

20181109000396840 11/09/2018 09:18:45 AM DEEDS 2/2



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2018 09:18:45 AM  
\$88.00 JESSICA  
20181109000396840

*Allie S. Bayl*