

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

Send Tax Notice To:  
Claude Houser and Monique Houser  
5075 Greystone Way  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Six Hundred Nine Thousand and 00/100 (\$609,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rodney F. Burrow, an unmarried man**, (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, **Claude Houser and Monique Houser**, (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 43, according to the Survey of Greystone, 4th Sector as recorded in Map Book 16, Page 89 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317, Page 260, in the Office of the Judge of Probate of Shelby County, Alabama, and all amendments thereto.**

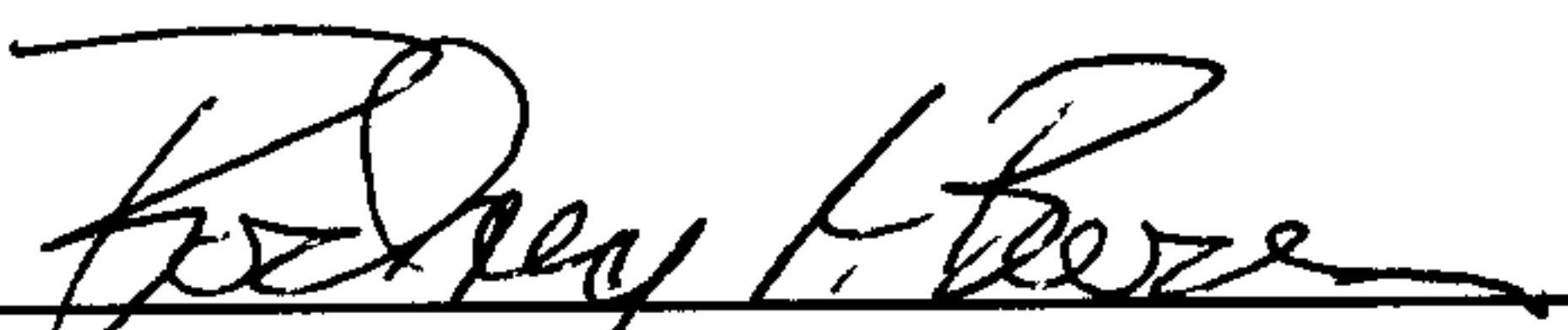
**Subject To:**

Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

\$569,400.00 of the consideration was paid from the proceeds of 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, 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **6th** day of **November, 2012**.

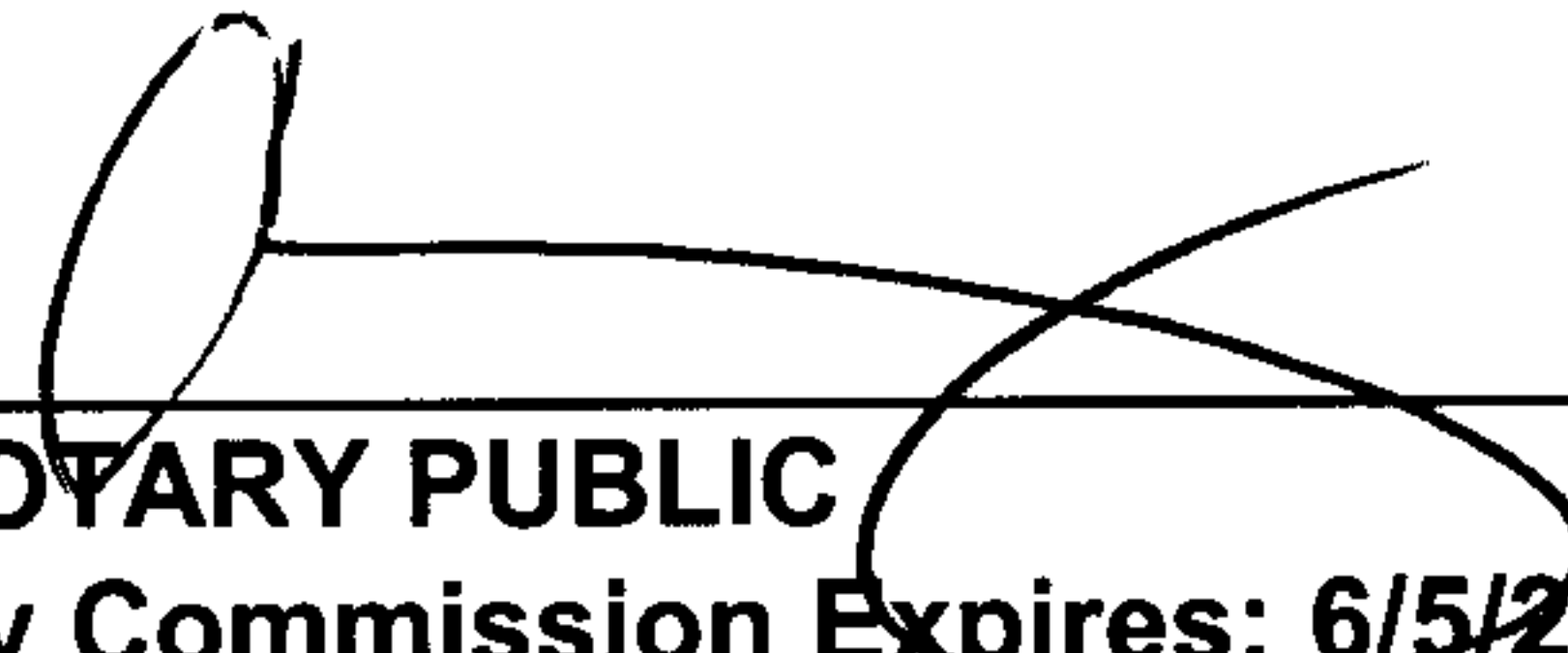
  
Rodney F. Burrow

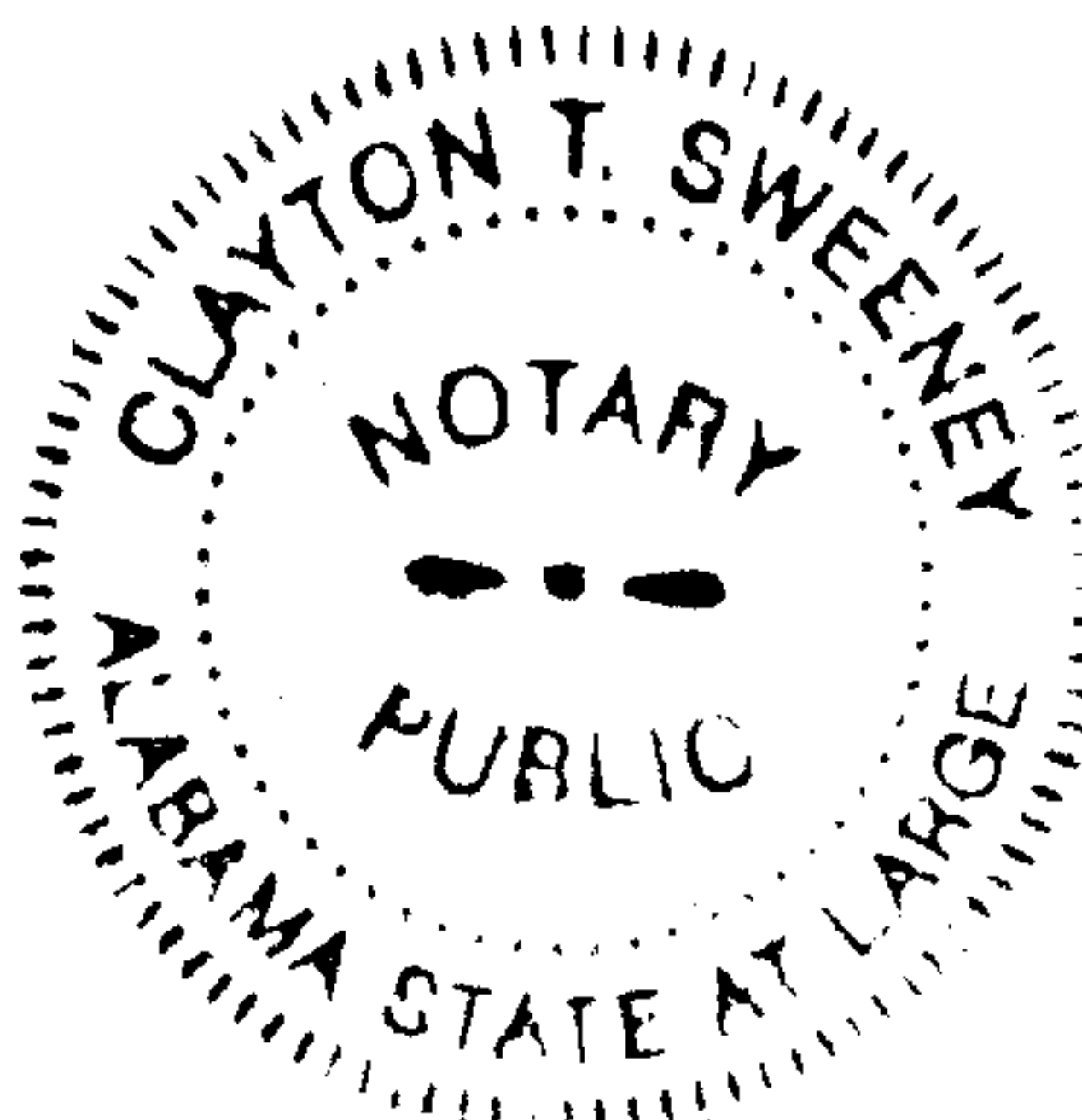
Shelby County, AL 11/09/2012  
State of Alabama  
Deed Tax: \$40.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rodney F. Burrow, an unmarried man, 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 6th day of November, 2012.

  
NOTARY PUBLIC  
My Commission Expires: 6/5/2015





# Real Estate Sales Validation Form

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

Grantor's Name Rodney F. Burrow  
Mailing Address 1210 Blue Hole Road  
Pell City, AL 35128

Grantee's Name Claude Houser  
Monique Houser  
Mailing Address 5075 Greystone Way  
Birmingham, AL 35242

Property Address 5075 Greystone Way  
Birmingham, AL 35242

Date of Sale November 6, 2012  
Total Purchase Price \$ 609,000.00


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)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

  
20121109000432450 2/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
11/09/2012 01:29:58 PM FILED/CERT

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 Rodney F. Burrow

☐ Unattested

Sign Rodney F. Burrow

(verified by)

(Grantor/Grantee/Owner/Agent) circle one