

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

Send Tax Notice To:
Ronald C. Jackson and Sharon S. Jackson
4788 Sandpiper Lane
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty-Nine Thousand Nine Hundred and 00/100 (\$39,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **AFTCO Properties, Inc., an Alabama corporation**, (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, **Ronald C. Jackson and Sharon S. Jackson**, (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" attached hereto and made a part hereof for legal description.

Subject To:
Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **17th** day of **December, 2012**.

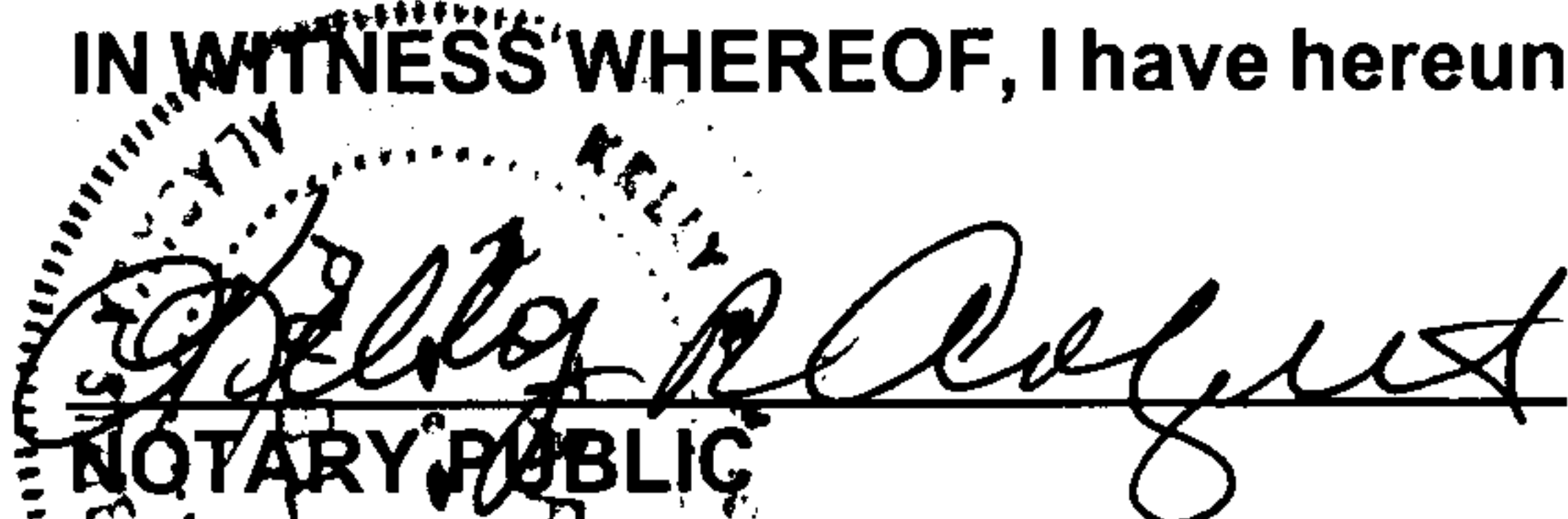
AFTCO Properties, Inc.
an Alabama corporation

Albert Thomasson, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Albert Thomasson**, whose name as **President of AFTCO Properties, Inc., an Alabama corporation**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **17th** day of **December, 2012**.


NOTARY PUBLIC
My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 13, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 12/21/2012
State of Alabama
Deed Tax: \$40.00

Exhibit "A"
Legal Description


20121221000489000 2/3 \$58.00
Shelby Cnty Judge of Probate, AL
12/21/2012 02:47:58 PM FILED/CERT

Lots 23 and 22, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111 in the Office of the Judge of Probate, Shelby County, Alabama

Less and except the following described property:

Part of Lot 22, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Lot 22, thence run in a Westerly direction along the South line of said Lot 22 an assumed bearing of North 88 degrees, 59 minutes, 37 seconds West for a distance of 129.72 feet to the Southwest corner of said Lot 22 and the Southeast corner of Lot 21 in said River Highlands, also being the point of beginning; thence run North 30 degrees, 33 minutes, 20 seconds West along the West line of said Lot 22 and the East line of said Lot 21 for a distance of 253.45 feet to the Northwest corner of said Lot 22 and the Northeast corner of said Lot 21, also a being on the Southeasterly right of way line of River Highlands Way, also being on a curve to the left, having a central angle of 34 degrees, 19 minutes, 28 seconds, a radius of 50.00 feet, a chord bearing of North 42 degrees, 15 minutes, 26 seconds East and a chord of 29.51 feet; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast right-of-way line and the Northwesterly line of said Lot 22 for a distance of 29.95 feet; thence run South 24 degrees, 25 minutes, 06 seconds East for a distance of 263.68 feet to the point of beginning. Said parcel containing 3,528 square feet, more or less.

Real Estate Sales Validation Form

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

Grantor's Name AFTCO Properties, Inc.
Mailing Address 3900 Montclair Rd., Ste. 200
Birmingham, AL 35213

Grantee's Name Ronald C. Jackson
Sharon S. Jackson
Mailing Address 4788 Sandpiper Lane
Birmingham, AL 35244

Property Address River Highlands Way
Hoover, AL

Date of Sale December 17, 2012
Total Purchase Price \$ 39,900.00

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

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 _____

AFTCO Properties, Inc.
Print by Albert Thomasson, President

☐ Unattested

Sign Albert Thomasson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1