

This instrument prepared by:
Anne Lamkin Durward, Esq.
MASSEY, STOTSER & NICHOLS, PC
1780 Gadsden Highway
Birmingham, Alabama 35235

Tax Notice mailed to:
Charles D. Middleton
112 Chestnut Drive
Alabaster, Alabama 35007

WARRANTY DEED JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Charles D. Middleton, an unmarried man, (herein referred to as Grantor), grant, bargain, sell and convey unto Charles D. Middleton, an unmarried man, and Kelly K. Rosser, an unmarried woman (herein 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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1, according to the Map of Harvest Ridge Subdivision, First Sector, as recorded in Map Book 12, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

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 to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

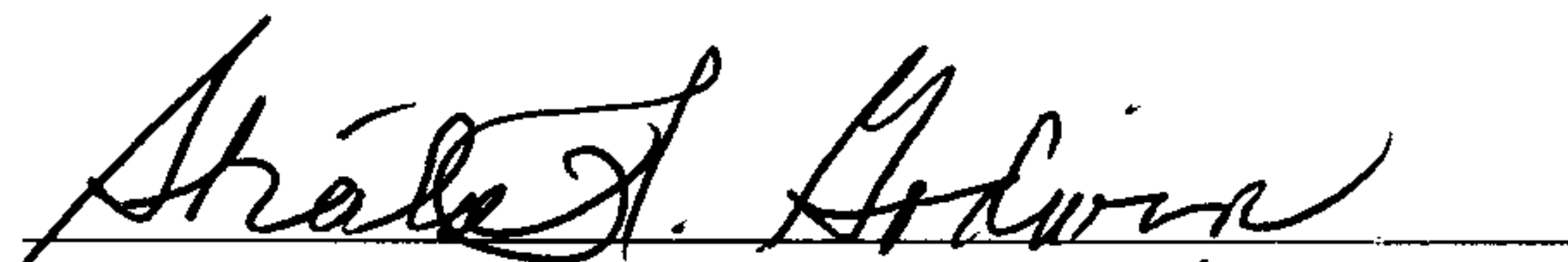
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 28th day of December, 2012.


CHARLES D. MIDDLETON

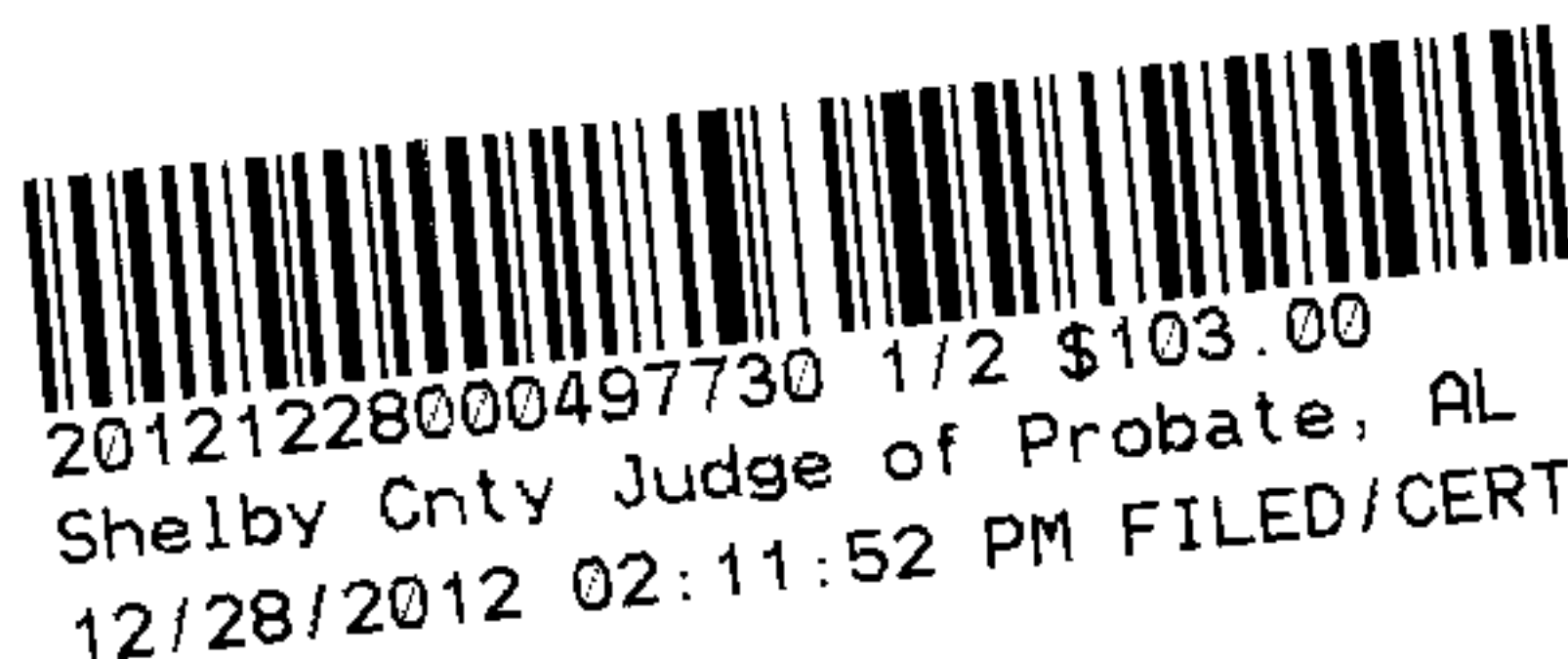
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, Shirley H. Godwin a Notary Public in and for said County, in said State, hereby certify that **Charles D. Middleton** 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 conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 28th day of December, 2012.


NOTARY PUBLIC
My commission expires: 07/17/2014

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$88.00



Real Estate Sales Validation Form

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

Grantor's Name Charles D. Middleton
Mailing Address 112 Chestnut Drive
Alabaster, AL 35007

Grantee's Name Charles D. Middleton
Mailing Address + Kelly K. Roser
112 Chestnut Drive
Alabaster AL 35007

Property Address 112 Chestnut Drive
Alabaster, AL 35007

Date of Sale 12/28/2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 175,800 - 1/2 = \$87,900

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 Tax assessment

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 12/28/2012
[Signature]
Unattested (verified by)

Print Charles Middleton
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20121228000497730 2/2 \$103.00
Shelby Cnty Judge of Probate, AL
12/28/2012 02:11:52 PM FILED/CERT