

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

Send Tax Notice To:
Michael Bradley Davis and Mary Elizabeth Davis
1258 Hwy. 74
Chelsea, AL 35043

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty Thousand and 00/100 (\$130,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rhonda Carol Spratlin Daniel, a married woman, and Roger Hugh Spratlin, a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael Bradley Davis and Mary Elizabeth Davis**, (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.

Property herein conveyed is not the homestead of Grantors or that of their spouse.

Property is being conveyed in its present "AS-IS" condition.

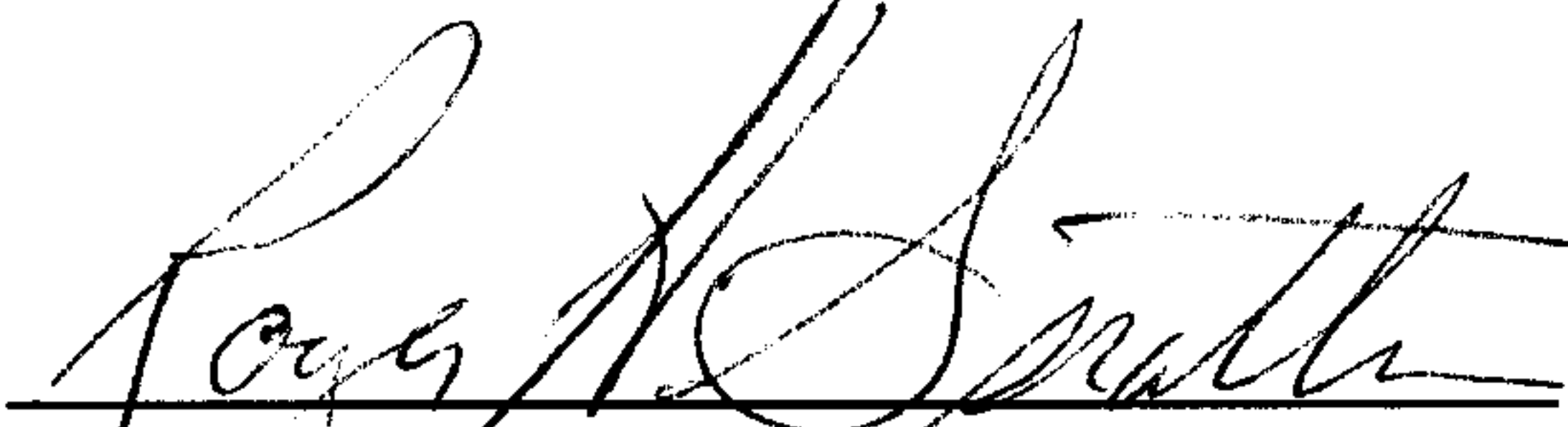
\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants 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 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 GRANTORS 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 **19th** day of **February, 2013**.


Rhonda Carol Spratlin Daniel

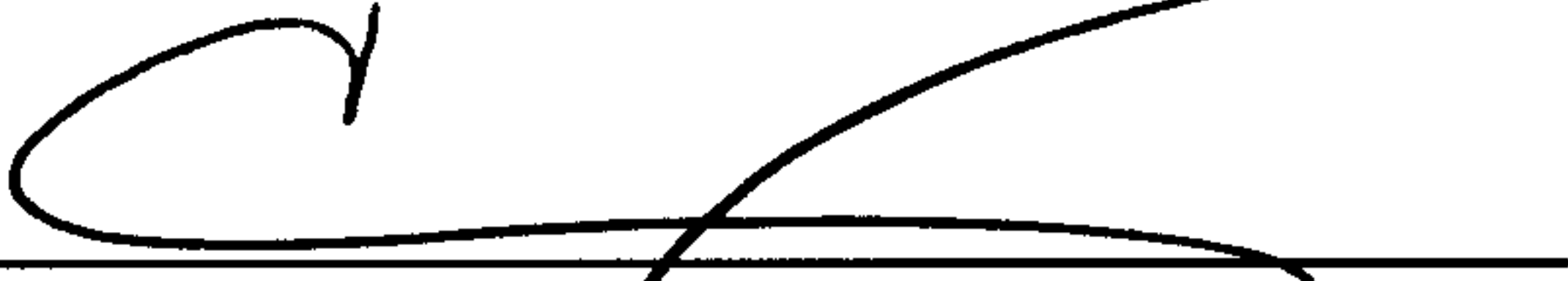

Roger Hugh Spratlin

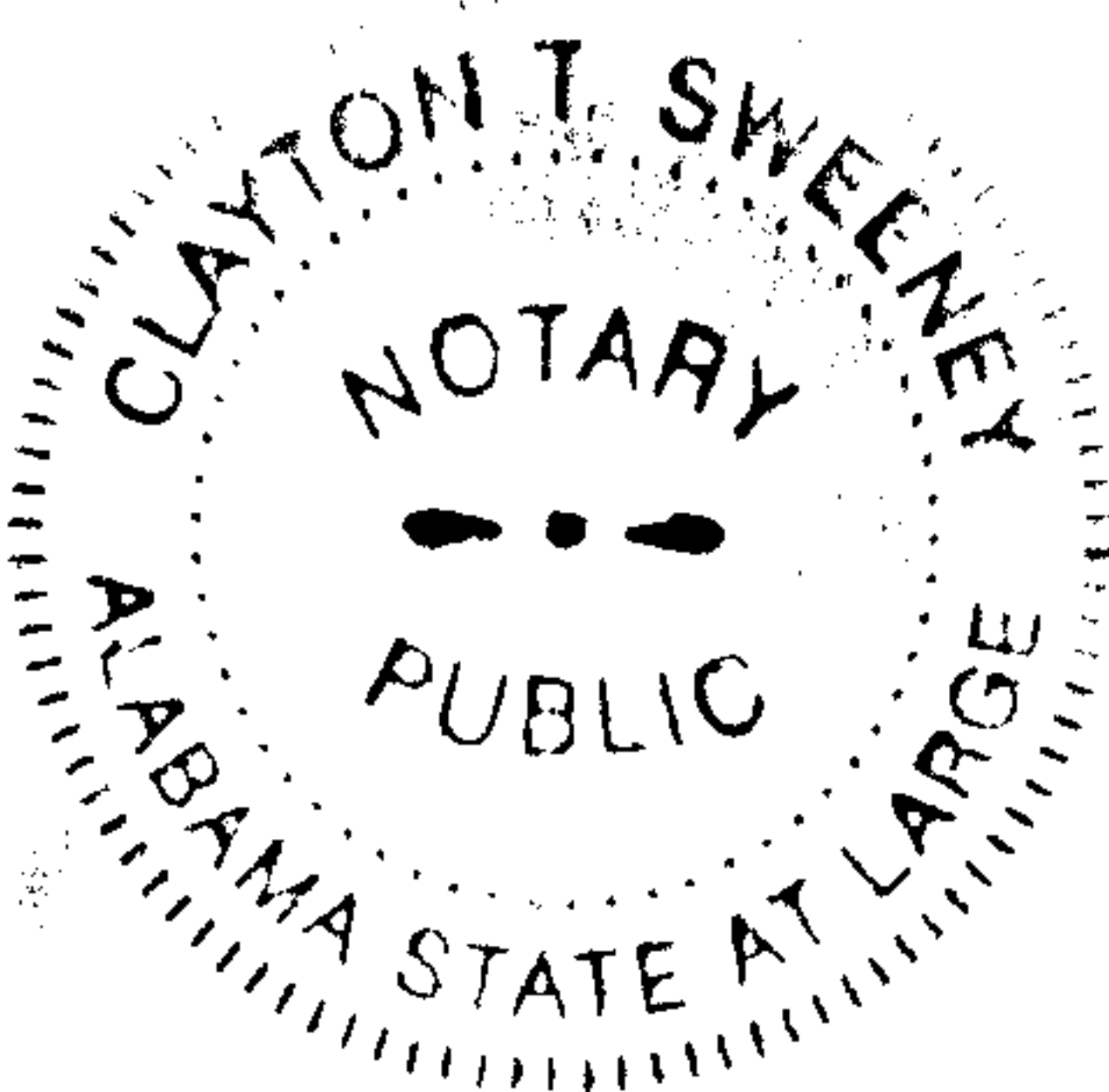
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


Shelby County, AL 02/22/2013
State of Alabama
Deed Tax: \$30.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rhonda Carol Spratlin Daniel, a married woman, and Roger Hugh Spratlin, a married man, 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 Instrument 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 19th day of February, 2013.



NOTARY PUBLIC
My Commission Expires: 6/5/2015




20130222000076430 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
02/22/2013 03:07:26 PM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"
LEGAL DESCRIPTION


20130222000076430 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
02/22/2013 03:07:26 PM FILED/CERT

A parcel of land situated in the East half of the Southeast quarter of the Southeast quarter of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama being combined into one legal being more particularly described as follows:

Commence at a 3" capped iron locally accepted to be the Southeast corner of said Section 18; thence run North 00 degrees 00 minutes, 56 seconds East along the East line of said Section 18 for a distance of 1,315.63 feet to an iron pin found locally accepted to be the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 18; thence run North 88 degrees, 21 minutes, 19 seconds West along the North line of said quarter-quarter section for a distance of 456.46 feet to a point; thence run South 00 degrees, 03 minutes, 51 seconds west for a distance of 1033.67 feet to a point; thence run South 89 degrees, 56 minutes, 09 seconds East for a distance of 90.75 feet to the point of beginning; thence run North 73 degrees, 18 minutes, 05 seconds East for a distance of 75.36 feet to an iron pin; thence run South 85 degrees, 07 minutes 43 seconds East for a distance of 112.64 feet to an iron pin; thence run South 26 degrees, 24 minutes, 23 seconds East for a distance of 262.32 feet to an iron pin on the Northwest right-of-way line of Shelby County Highway #74; thence run South 67 degrees, 32 minutes, 22 seconds West along said right-of-way for a distance of 97.06 feet to a point on a curve to the right having a central angle of 00 degrees, 55 minutes, 07 seconds and a radius of 1560.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along said right-of-way for a distance of 25.01 feet to an iron pin; thence run North 52 degrees, 22 minutes, 11 seconds West for a distance of 104.70 feet to an iron pin; thence run North 36 degrees, 26 minutes, 03 seconds West for a distance of 149.28 feet to an iron pin; thence run North 10 degrees, 08 minutes, 51 seconds East for a distance of 88.13 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Rhonda Carol Spratlin Daniel
Mailing Address Roger Hugh Spratlin
3408 Chippenham Circle
Birmingham, AL 35242

Grantee's Name Michael Bradley Davis
Mailing Address Mary Elizabeth Davis
1258 Highway 74
Chelsea, AL 35043

Property Address 1258 Highway 74
Chelsea, AL 35043

Date of Sale February 19, 2013
Total Purchase Price \$ 130,000.00

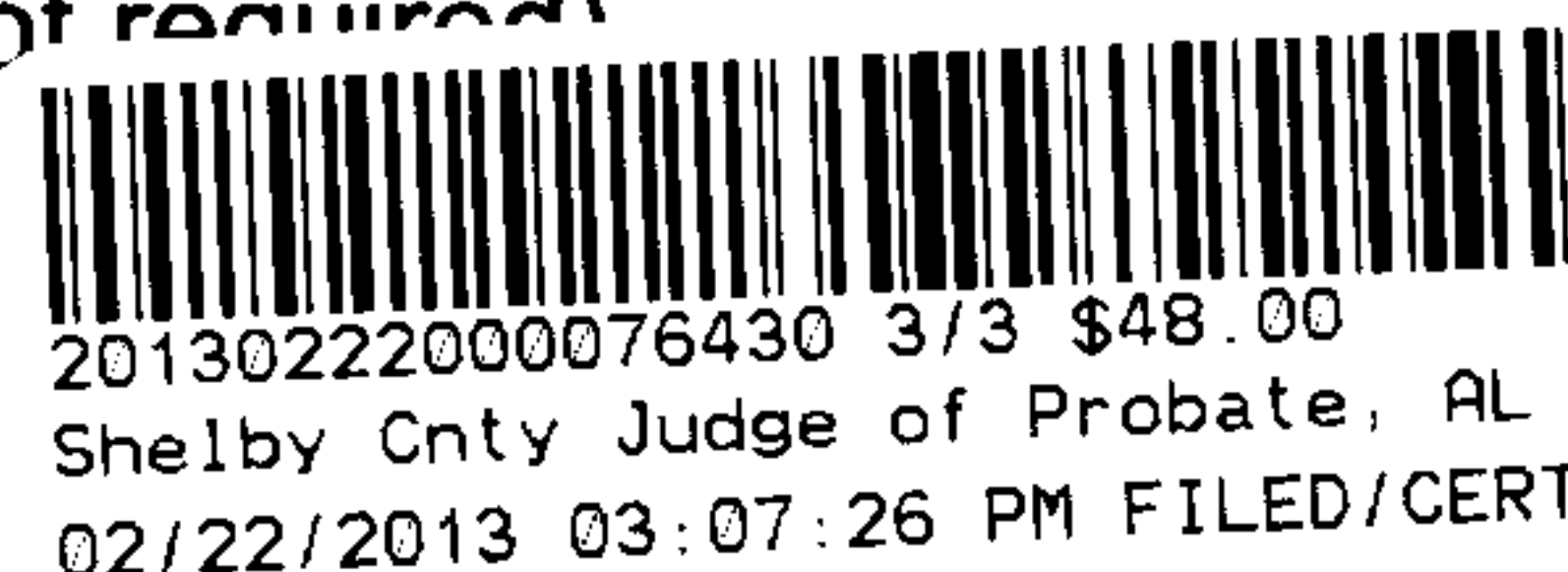
or
Actual Value \$ _____

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



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 Rhonda Carol Spratlin Daniel
Roger Hugh Spratlin

Unattested _____

(verified by)

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