

Prepared by:
MALCOLM S. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Barry E. Clayton & Lea Ann Clayton
161 Old Ivy Road
Calera, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, CHRISTOPHER SNODGRASS and CYNDEL HICKS aka CYNDEL L. HICKS, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, BARRY E. CLAYTON and LEA ANN CLAYTON (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 78, according to the Plat of Old Ivy Subdivision, Phase II, being a Resurvey of Portions of Lots 22-32 Tract Fifty One Subdivision, parcel "B", recorded in Map Book 11, page 26, as recorded in Map Book 36, page 6-A and Document #20051027000561200, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines, if any, of record.

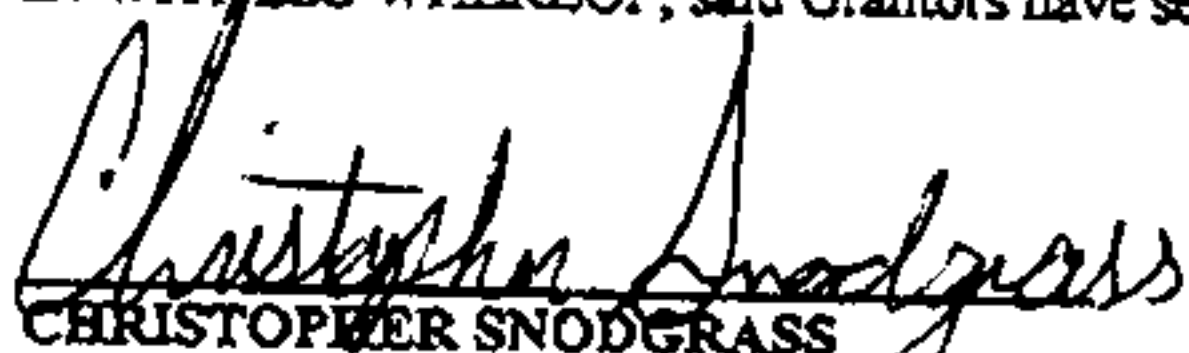
\$76,500.00 of the above-recited purchase price was paid with a first mortgage recorded simultaneously herewith.

Grantees herein are prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantees are further prohibited from conveying the property for a sales price greater than 120% of the short sale price of \$90,000.00, being \$108,000.00, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have set their hand and seal this 26 day of April, 2013.


CHRISTOPHER SNODGRASS


CYNDEL HICKS aka CYNDEL L. HICKS

STATE OF TN

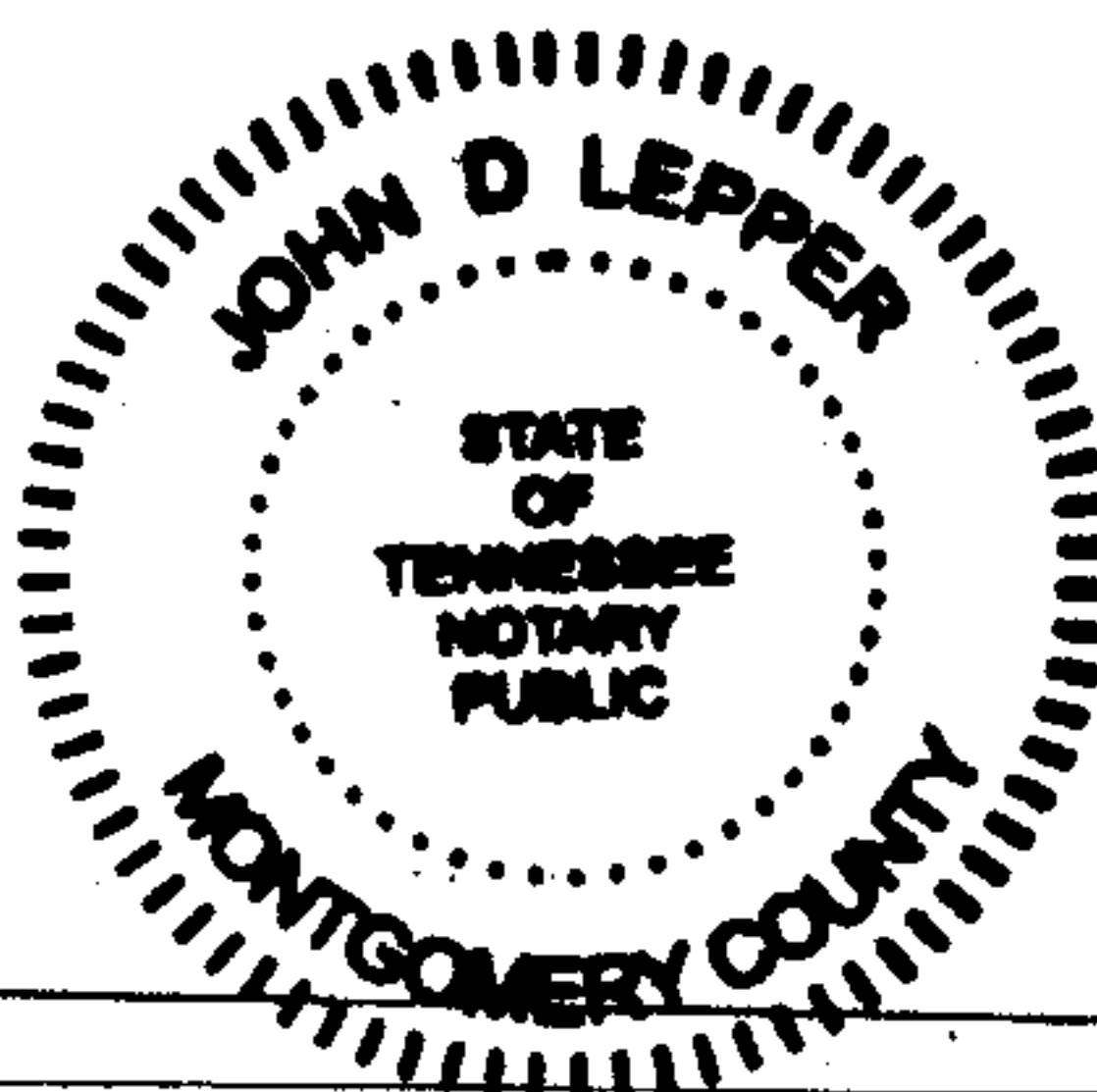
COUNTY OF Montgomery


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CHRISTOPHER SNODGRASS and CYNDEL HICKS aka CYNDEL L. HICKS, 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 26 day of April, 2013.

NOTARY PUBLIC

My Commission Expires: Jan 13 2016




20130503000182460 1/2 \$106.00
Shelby Cnty Judge of Probate, AL
05/03/2013 01:48:19 PM FILED/CERT

Shelby County, AL 05/03/2013
State of Alabama
Deed Tax: \$90.00

Real Estate Sales Validation Form

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

Grantor's Name CHRISTOPHER SNODGRASS
Mailing Address CYNDEL HICKS
4362 B. DOLAN ST
FORT CAMPBELL, KY 42223

Grantee's Name BARRY E. CLAYTON
Mailing Address LEA ANN CLAYTON
161 OLD IVY ROAD
CAVERA, AL 35040

Property Address 161 OLD IVY ROAD
CAVERA, AL
35040

Date of Sale 4/30/13
Total Purchase Price \$ 90,000 -
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 5/1/13

Print Malcolm S. McLeod

☐ Unattested

[Signature]
(verified by)

Sign

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

My Commission Expires
3/8/14

Form RT-1

