

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

Send Tax Notice To:
Roger Dale Willis and Donna Marie Willis

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Five Thousand and 00/100 (\$75,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **AGA Partners, LLC, an Alabama limited Liability Company** (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, **Roger Dale Willis and Donna Marie Willis**, (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 2703, according to the Survey of Weatherly Highlands The Ledges Sector 26-Phase Three, as recorded in Map Book 38, Page 71 A, B, and C, in the Probate Office of Shelby County, Alabama.

- Subject To:
- 1. Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.
 - 2. Existing covenants and restrictions, easements, building lines and limitations of record.
 - 3. Restrictions appearing of record in Instrument No. 2000-14750, Instrument No. 20110218000057290 and Instrument No. 20110224000063760.
 - 4. Grant of easement for public access recorded in Instrument No. 1995-6002 and Instrument No. 1993-37546.
 - 5. Covenant and agreement for water service and tap fees recorded in Instrument No. 1995-6003.
 - 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1999-46871.
 - 7. Right of way granted to Alabama Power Company as set out in Instrument(s) recorded in Instrument No. 2006-42216, Instrument No. 2006-60272 and Instrument No. 2006-60273.


This instrument is executed as required by the Articles of Organization and operational agreement of said LLC and same have not been modified or amended and there have been no membership changes.

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 hand and seal this the **3rd** day of **June**, **2013**.

AGA Partners, LLC

Ed Anderson, Vice-Manager


20130614000245000 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
06/14/2013 02:54:05 PM FILED/CERT

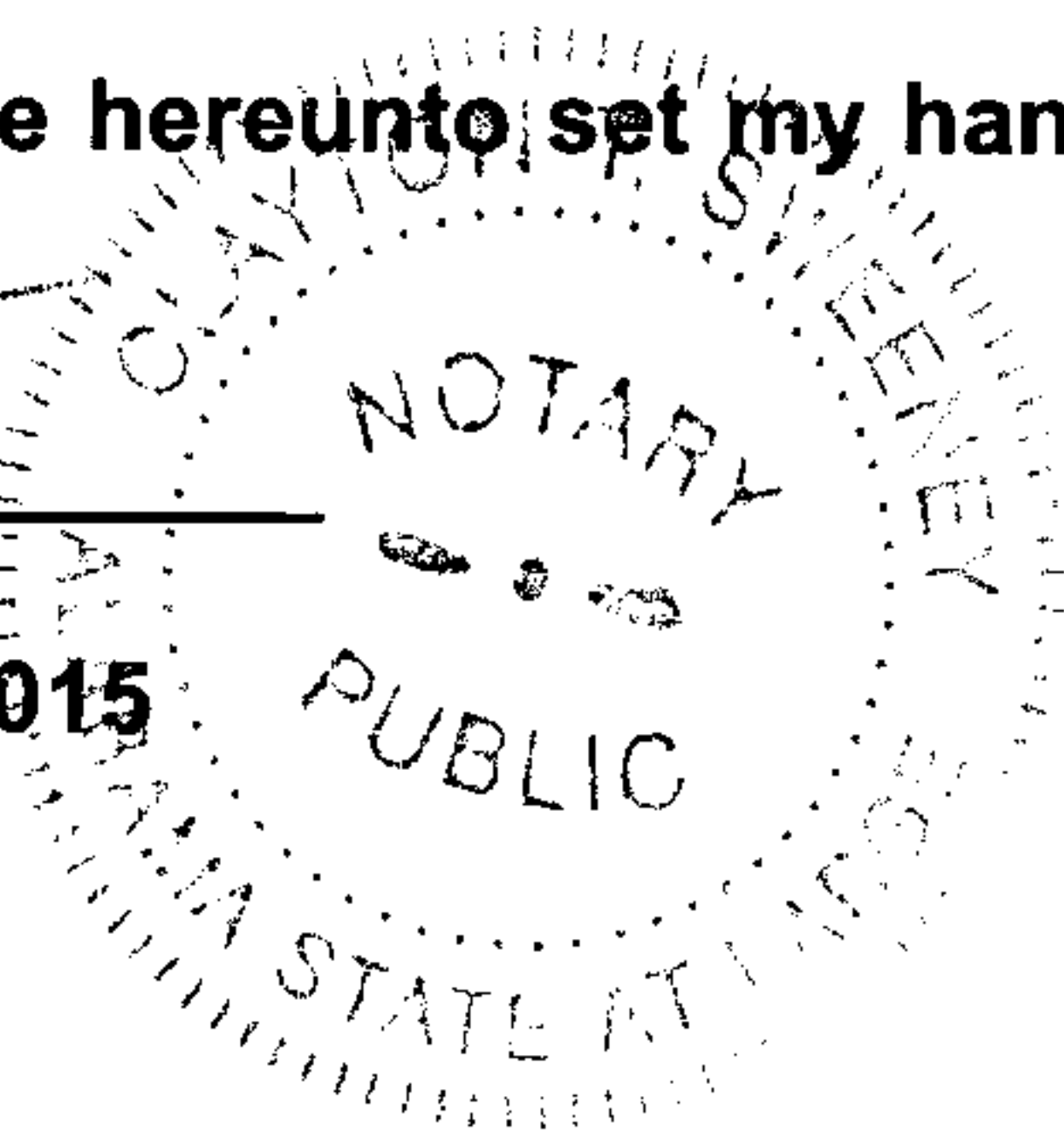
Shelby County, AL 06/14/2013
State of Alabama
Deed Tax:\$75.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ed Anderson, whose name as Vice-Manager of AGA Partners, LLC, an Alabama limited Liability Company, 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 Vice-Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of June, 2013.


NOTARY PUBLIC
My Commission Expires: 6/5/2015



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name AGA Partners, LLC
Mailing Address 2539 Rocky Ridge Road
Birmingham, AL 35243

Grantee's Name Roger Dale Willis
Donna Marie Willis
Mailing Address _____


Property Address 208 Oxford Way
Pelham, AL 35124

Date of Sale June 3, 2013
Total Purchase Price \$ 75,000.00
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


20130614000245000 2/2 \$90.00
Shelby Cnty Judge of Probate, AL
06/14/2013 02:54:05 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

AGA PARTNERS, LLC
By: Ed Anderson, Vice-Manager

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one