

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

Send Tax Notice To:
Joseph E. Phillips and Deanna D. Phillips
4478 Crossings Ridge
Birmingham, AL 35242



20130722000295670 1/5 \$125.50
Shelby Cnty Judge of Probate, AL
07/22/2013 09:57:26 AM FILED/CERT

STATE OF ALABAMA)

)

:

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seventy-Nine Thousand Five Hundred and 00/100 (\$279,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Karen W. Braune, Robert S. Wilkerson and James H. Wilkerson, Co-Personal Representatives of The Estate of Theresa Shaw Wilkerson, deceased, Shelby County Probate Case No. PR-2013-000152** (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, **Joseph E. Phillips and Deanna D. Phillips**, (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 357, according to the Survey of Caldwell Crossings, Third Sector, as recorded in Map Book 33, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

Theresa Wilkerson is one and the same person as Theresa Shaw Wilkerson and was the surviving grantee in that certain deed recorded in Instrument No. 20050824000436120. C.S. Wilkerson, the other grantee in deed recorded in Instrument No. 20050824000436120, died on or about December 7, 2008.

All 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 GRANTOR has by and through its duly authorized Co-Personal Representative hereunto set her hand and seal this the 10 day of July, 2013.

The Estate of Theresa Shaw
Wilkerson, deceased
Shelby County Probate Case No. PR-2013-000152

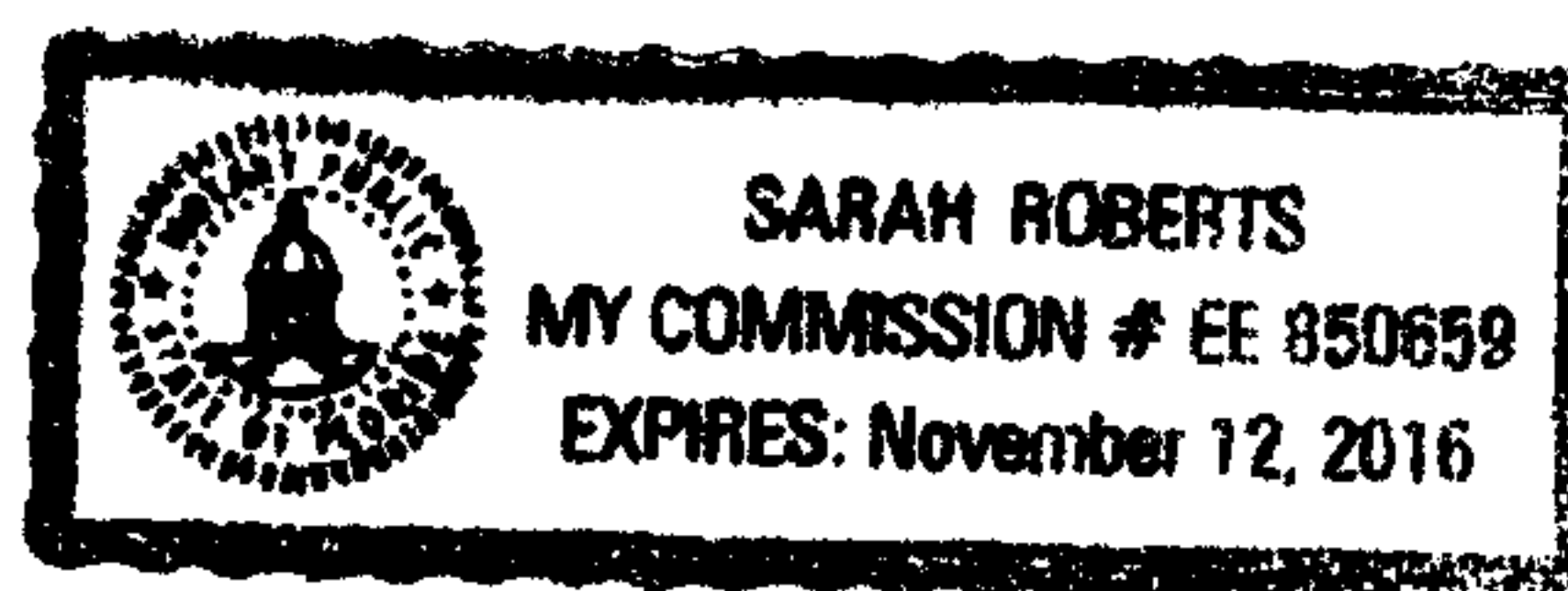
Karen W. Braune
Karen W. Braune,
Co-Personal Representative

STATE OF Florida)
COUNTY OF Walton)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karen W. Braune, whose name as Co-Personal Representative of The Estate of Theresa Shaw Wilkerson, deceased, Shelby County Probate Case No. PR-2013-000152, 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, she as such Co-Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of July, 2013.

Sarah Roberts
NOTARY PUBLIC
My Commission Expires:



20130722000295670 2/5 \$125.50
Shelby Cnty Judge of Probate, AL
07/22/2013 09:57:26 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has by and through it duly authorized Co-Personal Representative hereunto set his hand and seal this the 10th day of **July, 2013**.

**The Estate of Theresa Shaw
Wilkerson, deceased
Shelby County Probate Case No. PR-2013-000152**

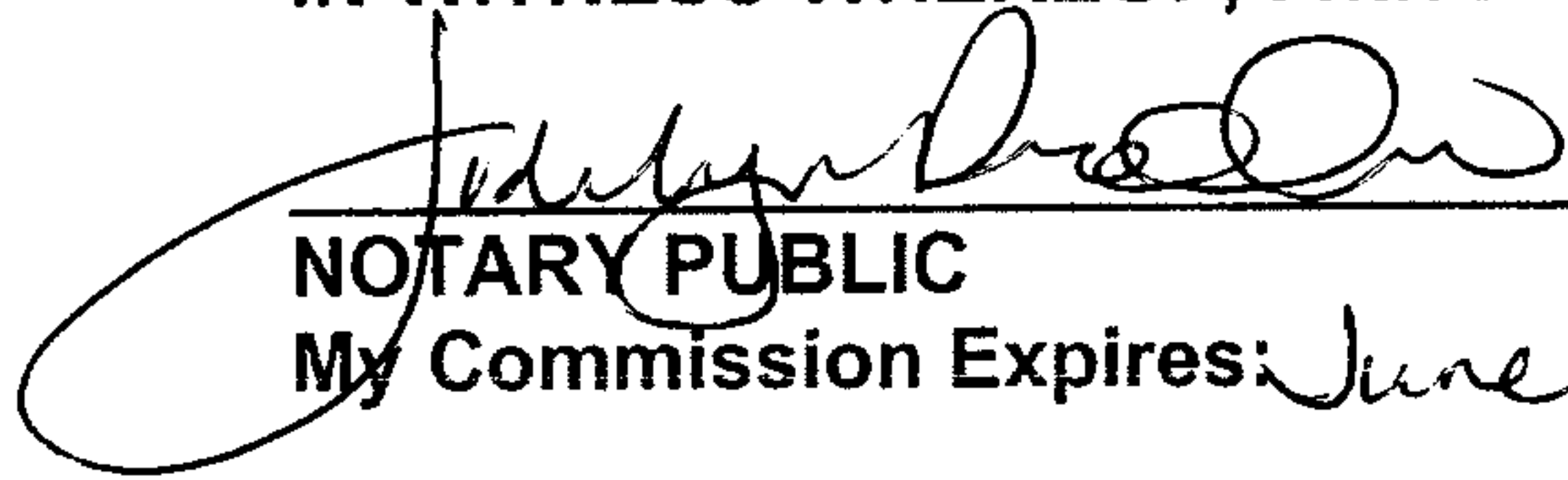


**Robert S. Wilkerson,
Co-Personal Representative**

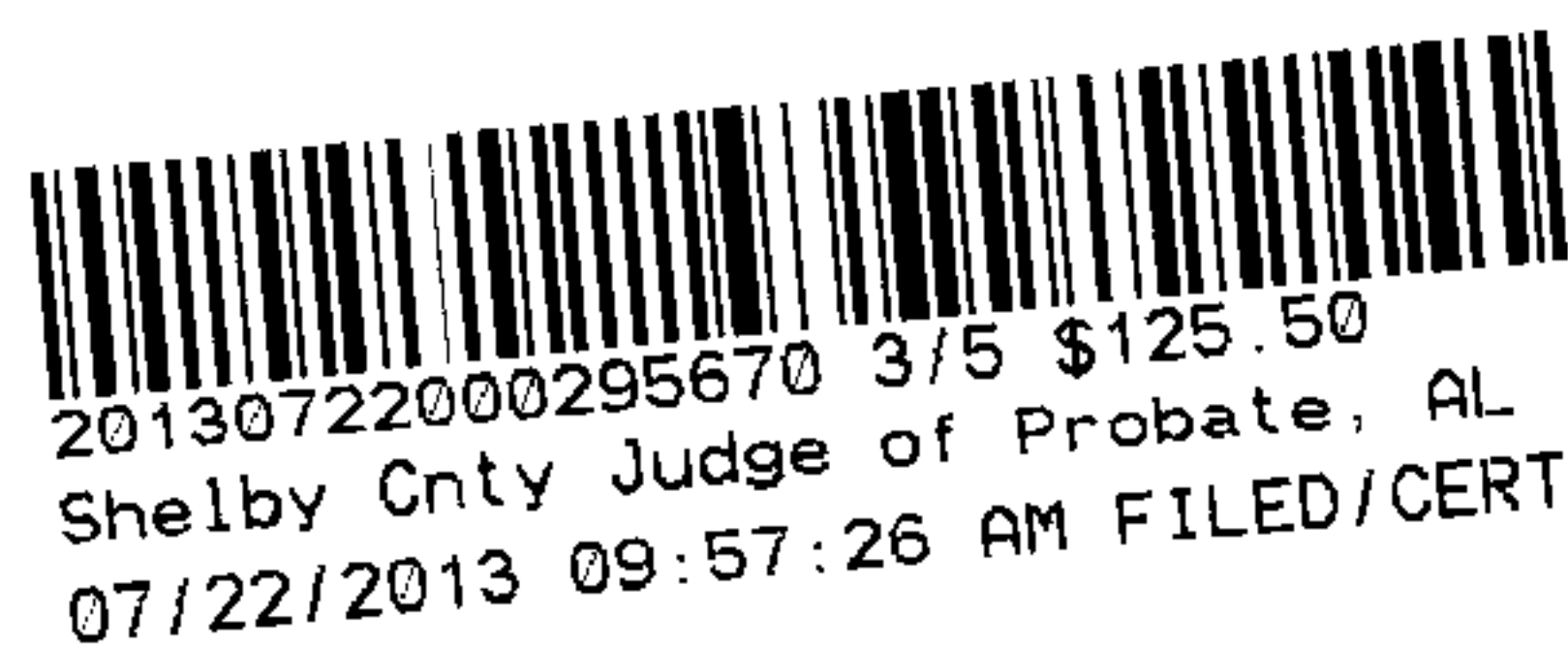
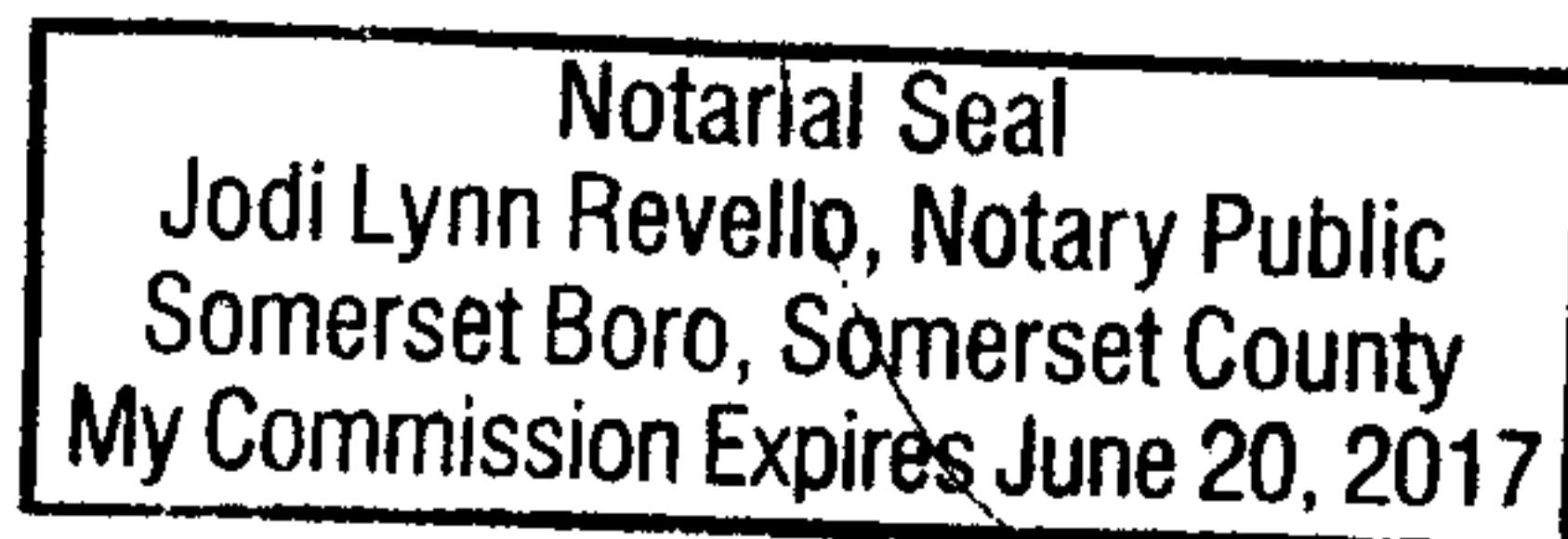
STATE OF Pennsylvania)
COUNTY OF Somerset)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert S. Wilkerson, whose name as Co-Personal Representative of The Estate of Theresa Shaw Wilkerson, deceased, Shelby County Probate Case No. PR-2013-000152, 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 Co-Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of July, 2013.



NOTARY PUBLIC
My Commission Expires: June 20, 2017



Shelby County, AL 07/22/2013
State of Alabama
Deed Tax: \$99.50

IN WITNESS WHEREOF, said GRANTOR has by and through it duly authorized Co-Personal Representative hereunto set his hand and seal this the 10th day of July, 2013.

The Estate of Theresa Shaw
Wilkerson, deceased
Shelby County Probate Case No. PR-2013-000152



James H. Wilkerson,
Co-Personal Representative

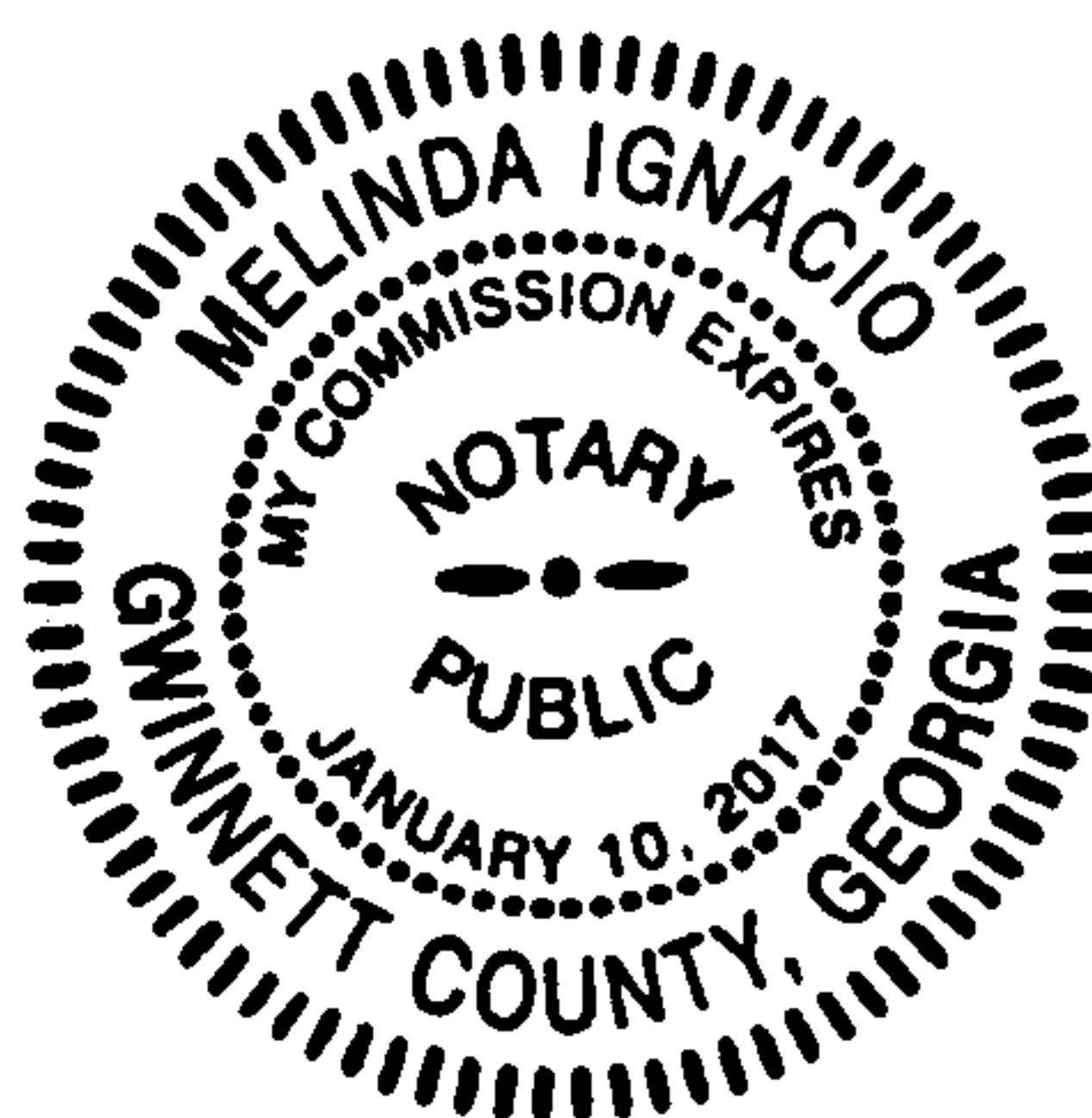
STATE OF Georgia)
COUNTY OF Gwinnett)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James H. Wilkerson, whose name as Co-Personal Representative of The Estate of Theresa Shaw Wilkerson, deceased, Shelby County Probate Case No. PR-2013-000152, 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 Co-Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of July, 2013.



NOTARY PUBLIC
My Commission Expires: January 10, 2017




20130722000295670 4/5 \$125.50
Shelby Cnty Judge of Probate, AL
07/22/2013 09:57:26 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Theresa Shaw Wilkerson, deceased
Mailing Address 536 Loblolly Bay Dr.
Santa Rosa Beach, FL 32459

Grantee's Name Joseph E. Phillips
Deanna D. Phillips
Mailing Address 4478 Crossings Ridge
Birmingham, AL 35242

Property Address 4478 Crossings Ridge
Birmingham, AL 35242

Date of Sale July 15, 2013
Total Purchase Price \$ 279,500.00

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 Joseph E. Phillips and Deanna D. Phillips

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

