This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Eric R. Efferson and Katherine W. Efferson 112 Brent Way Alabaster, AL 35007

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty-Two Thousand Five Hundred and 00/100 (\$162,500.00), and other good and valuable consideration, this day in hand paid to the undersigned William C. Hicks, and wife, Stacy L. Hicks, (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, Eric R. Efferson and Katherine W. Efferson, (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 96, according to the Survey of Weatherly Brentwood-Sector 15, as recorded in Map Book 19, Page 122, in the Probate Office 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.

\$154,375.00 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.

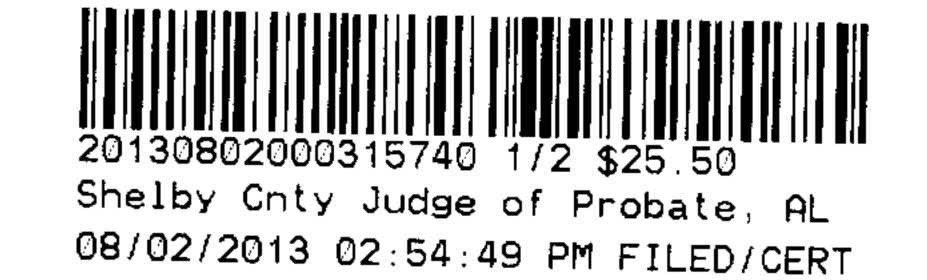
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 19th day of July, 2013.

William C. Hills		Start HUMD
William C. Hicks		Stacy L. Hicks
STATE OF ALABAMA	)	
COUNTY OF JEFFERSON	)	

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William C. Hicks, and wife, Stacy 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 19th day of July, 2013.

WOTARY PUBLIC
My Commission Expires: 6/5/2015



## Real Estate Sales Validation Form

This	Document must be filed in acco	ordance with Code of Alabama 19	<b>75, Section 40-22-1</b> Eric R. Efferson		
Grantor's Name	Stacy L. Hicks	Grantee's Name	Katherine W. Efferson		
Mailing Address	1081 Beaumont Ave.	Mailing Address	112 Brent Way		
	Birmingham, AL 35242		Alabaster, AL 35007		
		<u> </u>			
		D-16 O-1-			
Property Address		Date of Sale July 19, 2013 Total Purchase Price \$ 162,500.00			
	Alabaster, AL 35007		\$ 10Z,5UU.UU		
	<u> </u>	_ or Actual Value	<b>\$</b>		
		Assessor's Market Value	\$		
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	a an actual value eleimed en	this form can be verified in th	a following documentary		
ne purchase pric	e of actual value claimed on and) (Recordation of docum	this form can be verified in the nentary evidence is not remain	-4/		
Bill of Sale	one) (Necoldation of docum	Appraisal			
Sales Contra	ct		30802000315740 2/2 <b>\$</b> 25.50		
X Closing State		She	lby Cnty Judge of Probate, AL 02/2013 02:54:49 PM FILED/CERT		
	document presented for rec f this form is not required.	oluation contains an of the re-	quired information referenced		
above, the ming of	uns joint is not required.				
		Instructions			
	nd mailing address - provide eir current mailing address.	the name of the person or pe	rsons conveying interest		
Grantee's name a to property is bein		the name of the person or pe	ersons to whom interest		
Property address	- the physical address of the	property being conveyed, if a	vailable.		
Date of Sale - the	date on which interest to the	property was conveyed.			
•	ice - the total amount paid for y the instrument offered for r	r the purchase of the property ecord.	y, both real and personal,		
conveyed by the in	_	This may be evidenced by a	, both real and personal, being n appraisal conducted by a		
excluding current responsibility of va	use valuation, of the propert	·	•		
accurate. I further	t of my knowledge and belie understand that any false st cated in <u>Code of Alabama 1</u>	atements claimed on this forr	ed in this document is true and may result in the imposition		
Date		Print William C. Hicks	and Stacy L. Hicks		
Unattested			ind Stacil & Minno		
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one		

Form RT-1