


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Brett D. McBrayer
2921 Selkirk Circle
Birmingham, AL 35242

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED


20130826000347040 1/2 \$58.00
Shelby Cnty Judge of Probate: AL
08/26/2013 10:42:26 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Five Thousand and 00/100 (\$205,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James M. George , a single man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brett D. McBrayer and Kimberly M. McBrayer**, (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 26, in Block 1, according to the Survey of Selkirk, a subdivision of Inverness, Phase IV, as recorded in Map Book 6, page 163, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.


\$164,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Cecilia Ann Bradley George and Cecilia George is one and the same person.
George M. George is the surviving grantee under the Warranty Deed with joints rights
Cecilia George having died on or about January 23, 2013. of survivorship recorded in Inst# 2001-09010.

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, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S 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 hereunto set his hand and seal this the 25th day of July, 2013.


James M. George

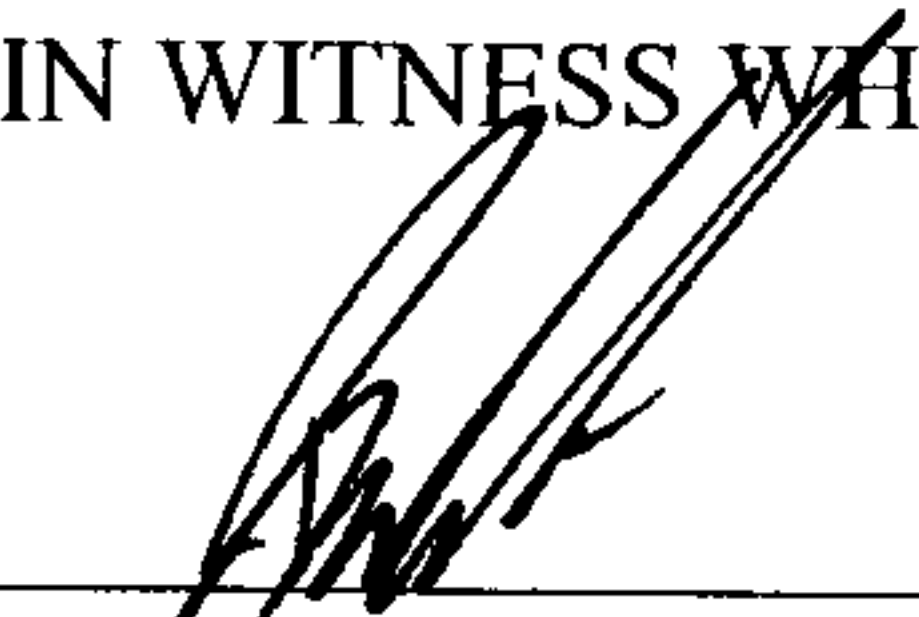
STATE OF ALABAMA)

COUNTY OF SHELBY)

Shelby County, AL 08/26/2013
State of Alabama
Deed Tax: \$41.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James M. George whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of July, 2013.


NOTARY PUBLIC
My Commission Expires: 3-3-16

Real Estate Sales Validation Form

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

Grantor's Name	<u>JaMes M. George</u>	Grantee's Name	<u>JaMes M. George</u>
Mailing Address	<u>2921 Selkirk Circle</u> <u>B'ham, AL 35242</u>	Mailing Address	<u>2921 Selkirk Circle</u> <u>B'ham, AL 35242</u>
Property Address	<u>2921 Selkirk Circle</u> <u>B'ham, AL 35242</u>	Date of Sale	<u>7/25/2013</u>
		Total Purchase Price	<u>\$ 205,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 7/25/2013

Unattested

(verified by)

Print JaMes M. George

Sign

(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1

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