

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

Send Tax Notice To:
Jeffrey M. Barks and Julie D. Banks
180 Hackberry Circle
Chelsea, AL 35043

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Forty Nine Thousand Nine Hundred and No/100 Dollars (\$249,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Marcella J. O'Doherty, an unmarried woman, Desmond Patrick O'Doherty, a married man, and Marianne O'Doherty, an unmarried woman**, (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, **Jeffrey M. Barks and Julie D. Barks**, (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 511B, being a Resurvey of Lots 511A of Resurvey of Lots 509, 510 & 511 Yellowleaf Ridge Estates, 5th Sector and Lot 512 of Yellowleaf Ridge Estates, 5th Sector, as recorded in Map Book 25, on Page 132 and Map Book 31, on Page 12 in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 43, Page 16.

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.

Property conveyed herein does not constitute the homestead of Grantor, Desmond Patrick O'Doherty, or that of his spouse.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



20130919000379640 1/5 \$32.00
Shelby Cnty Judge of Probate, AL
09/19/2013 03:42:47 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 5th day of September, 2013.

Marcella J. O'Doherty
Marcella J. O'Doherty

STATE OF ALABAMA)

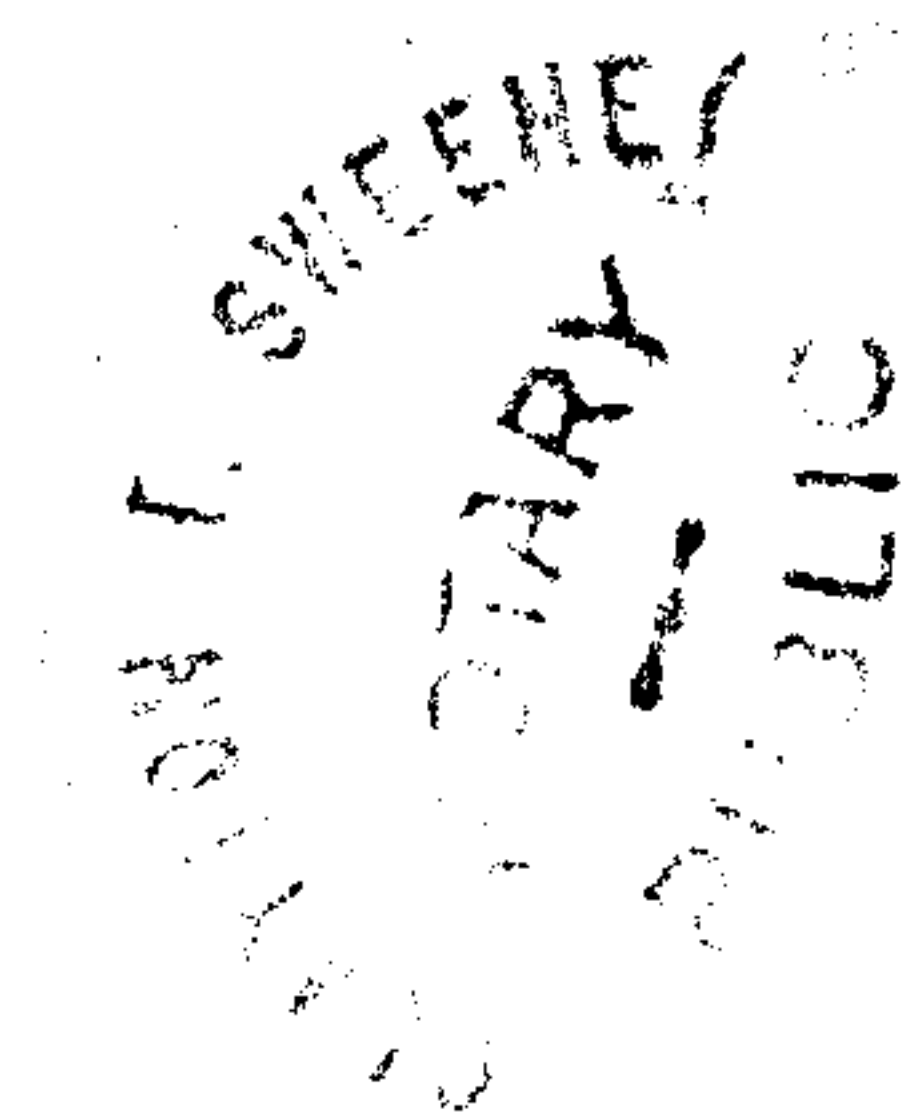
:

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marcella J. O'Doherty, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

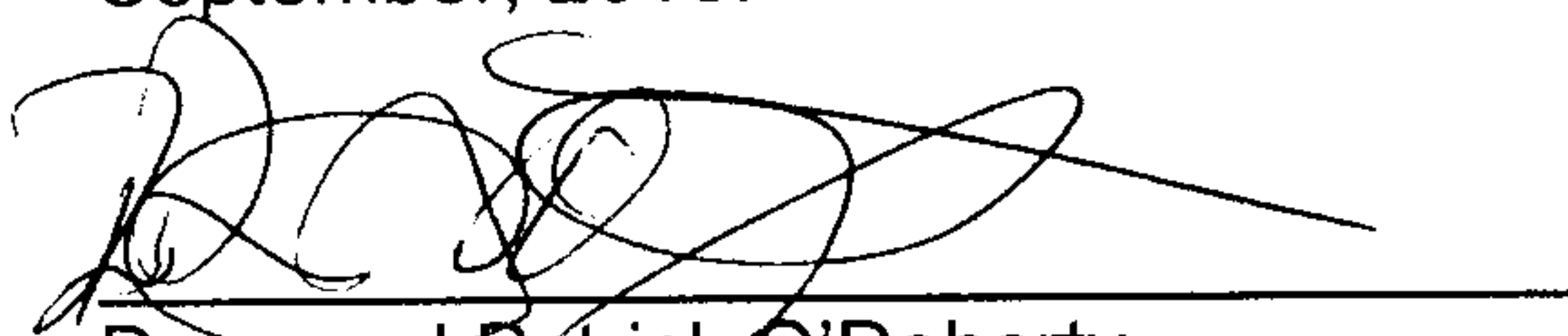
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of September, 2013.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6/5/2015




20130919000379640 2/5 \$32.00
Shelby Cnty Judge of Probate, AL
09/19/2013 03:42:47 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 5th day of September, 2013.


Desmond Patrick O'Doherty

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Desmond Patrick O'Doherty, a married man, 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, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of September, 2013.


NOTARY PUBLIC
My Commission Expires: 6/5/2015




201309190000379640 3/5 \$32.00
Shelby Cnty Judge of Probate, AL
09/19/2013 03:42:47 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 30th day of August, 2013.

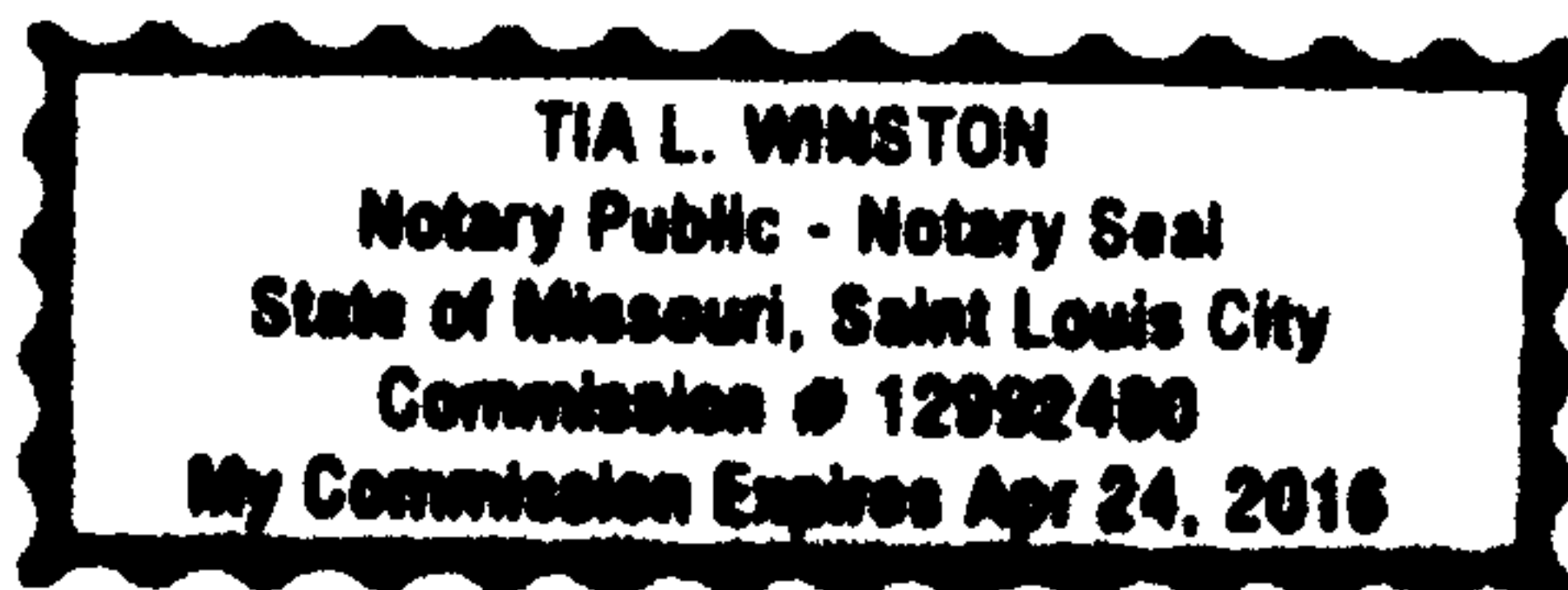
Marianne O'Doherty
Marianne O'Doherty

STATE OF Missouri)
COUNTY OF St. Louis City)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marcella J. O'Doherty, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of August, 2013.

Tia L. Winston
NOTARY PUBLIC
My Commission Expires:



20130919000379640 4/5 \$32.00
Shelby Cnty Judge of Probate, AL
09/19/2013 03:42:47 PM FILED/CERT

Shelby County, AL 09/19/2013
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Marcella J. O'Doherty
Mailing Address Desmond Patrick O'Doherty
Marianne O'Doherty
200 One Hundred Nineteen Blvd.
Hoover, AL 35242

Grantee's Name Julie D. Barks
Mailing Address Jeffrey M. Barks
180 Hackberry Circle
Chelsea, AL 35043

Property Address 180 Hackberry Circle
Chelsea, AL 35043

Date of Sale September 5, 2013
Total Purchase Price \$ 249,900.00



20130919000379640 5/5 \$32.00
Shelby Cnty Judge of Probate, AL
09/19/2013 03:42:47 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 Julie D. Barks and Jeffrey M. Barks

☐ Unattested

Sign Julie D Barks Jeffrey M Barks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1