

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

Send Tax Notice To:
Ronald G. Jenkins and Patricia L. Jenkins
1046 Edgewater Lane
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 Seventy Thousant and No/100 Dollars (\$270,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Phyllis H. Zaden, and husband, Michael G. Zaden, and Michelle N. Cameron, a married 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, **Ronald G. Jenkins and Patricia L. Jenkins**, (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 10-10, according to the Plat of Chelsea Park, 10th Sector, as recorded in Map Book 37, Page 12, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 10th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061108000548430, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

Michelle N. Cameron is one and the same person as Michelle N. Zaden as reflected in that certain deed recorded in Instrument No. 20070609000217260 in said Probate Office.

Property herein conveyed does not constitute the homestead of Grantor Michell N. Cameron or that of her spouse.

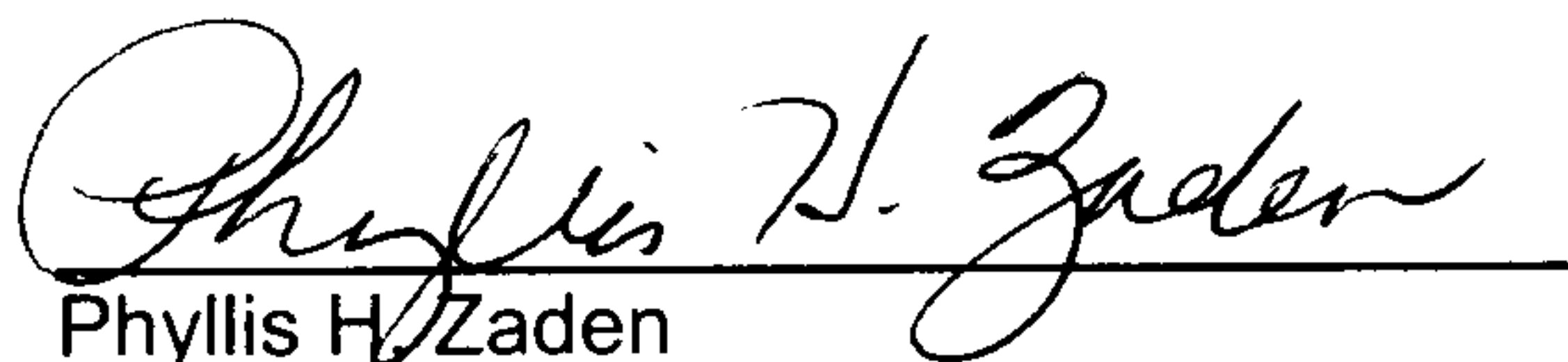
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

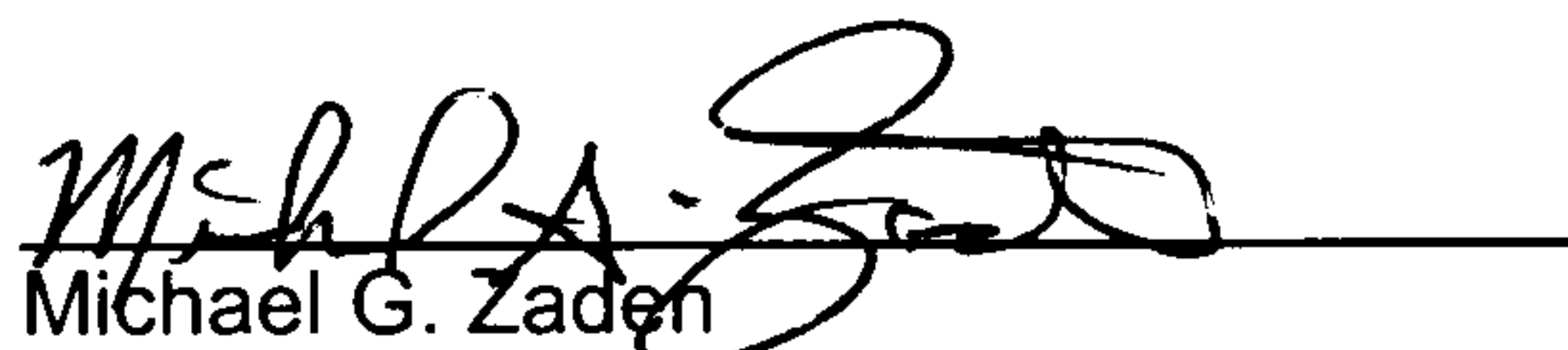
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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.

Shelby County, AL 10/04/2013
State of Alabama
Deed Tax: \$30.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set our hands and seals this the 20th day of September, 2013.


Phyllis H. Zaden

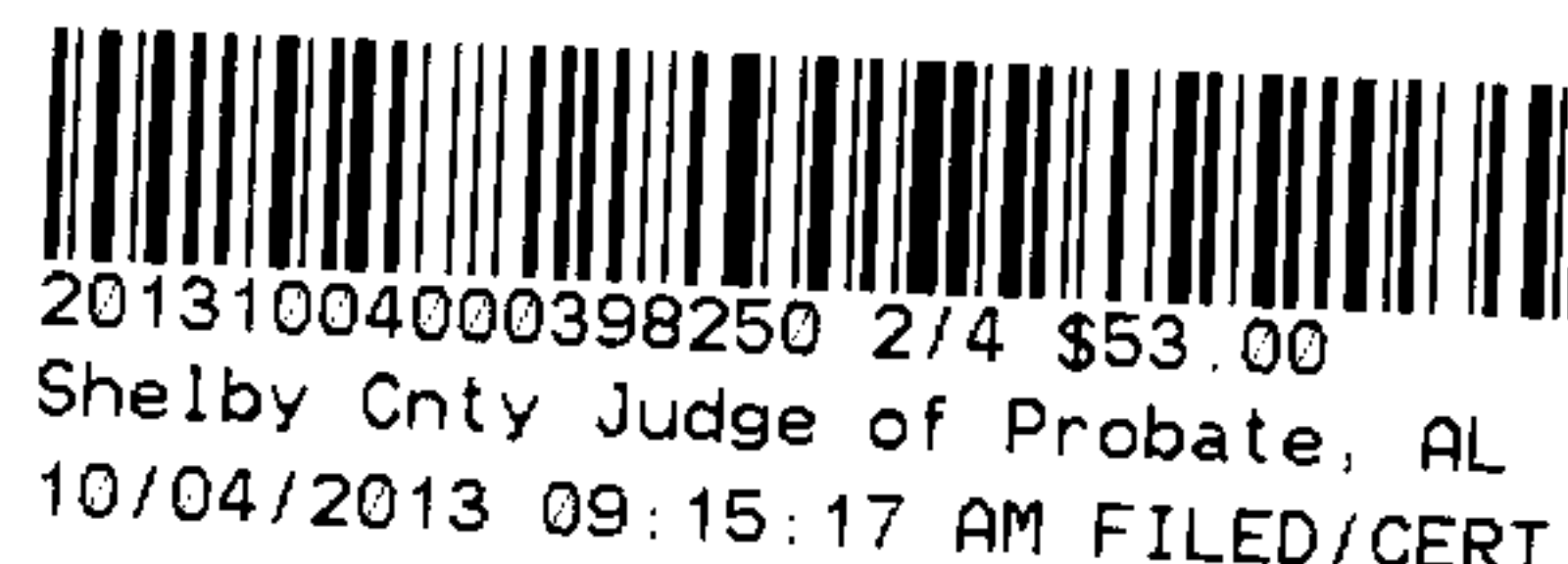
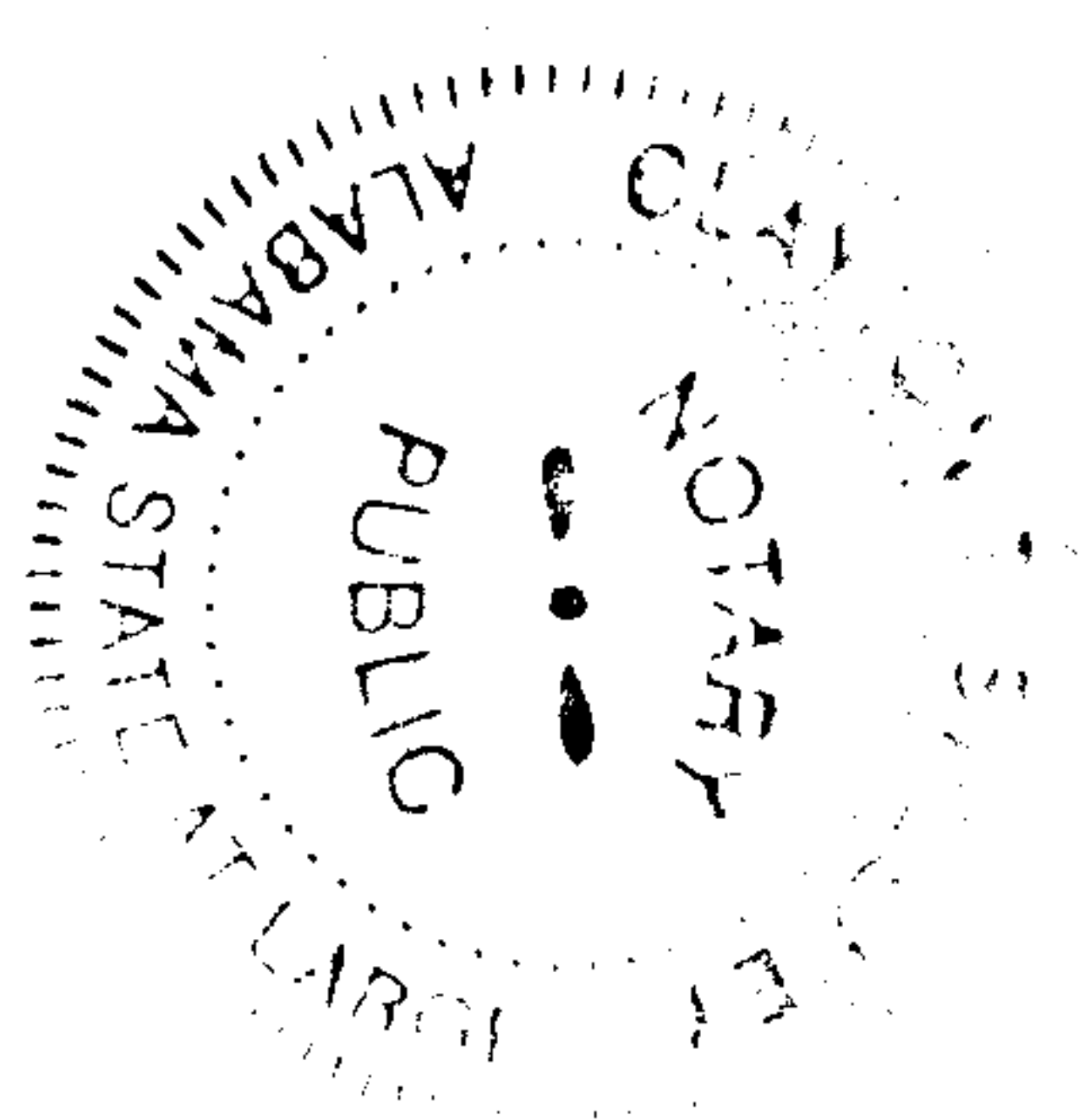

Michael G. Zaden

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Phyllis H. Zadan, and husband, Michael G. Zaden, 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 20th day of September, 2013.


NOTARY PUBLIC
My Commission Expires: 6-5-2015



IN WITNESS WHEREOF, said GRANTOR has hereunto set my hand and seal this the 9th day of September, 2013.

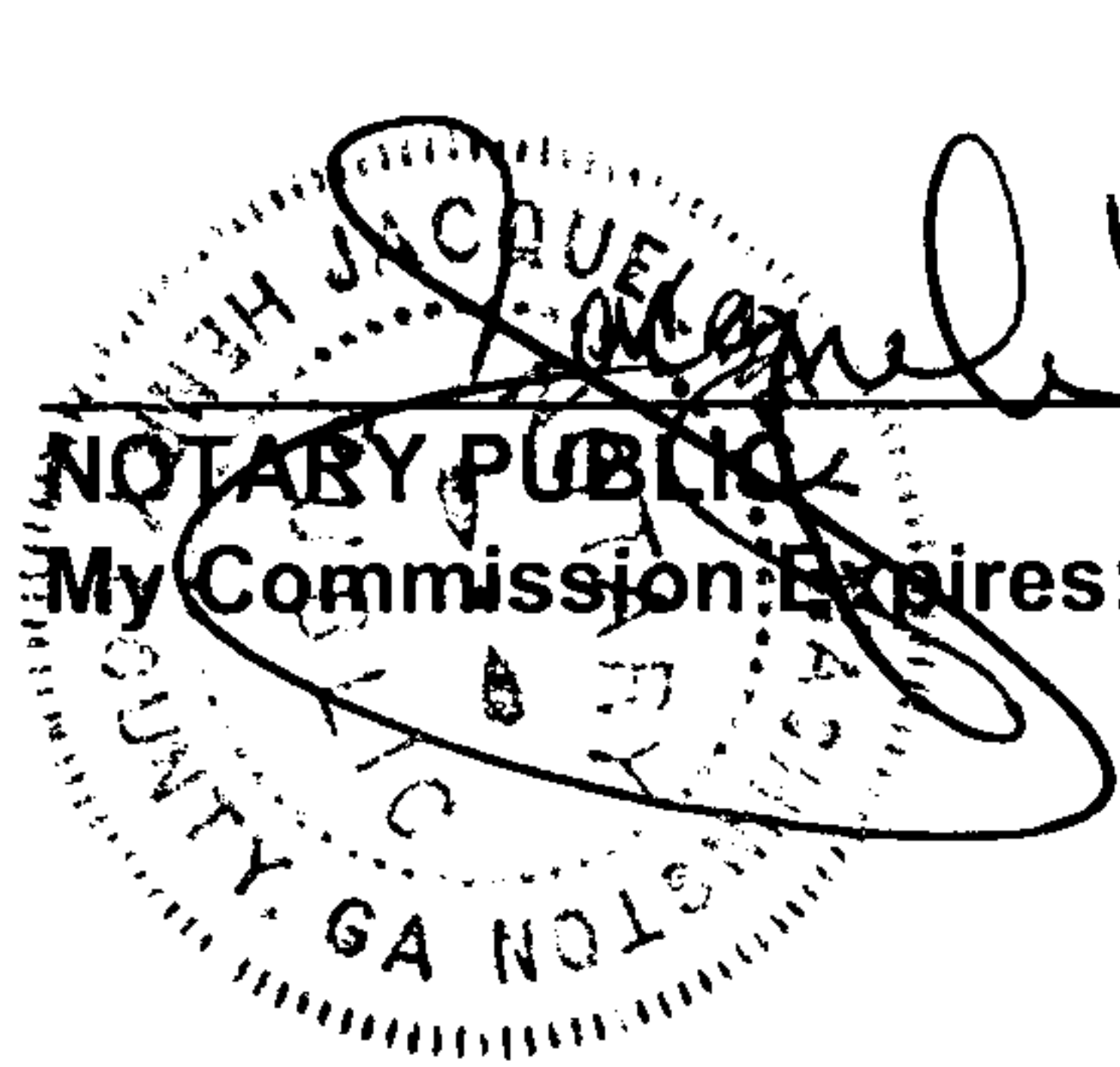
Michelle N. Cameron
Michelle N. Cameron


20131004000398250 3/4 \$53.00
Shelby Cnty Judge of Probate: AL
10/04/2013 09:15:17 AM FILED/CERT

STATE OF Georgia)
COUNTY OF Henry)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michelle N. Cameron, a married 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 9th day of September, 2013.


[Signature]
My Commission Expires: March 20, 2014

Real Estate Sales Validation Form

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

Grantor's Name Phyllis H. Zaden
Mailing Address Michelle N. Cameron
Michel G. Zaden
1108 Eagles Brooke Dr.
Locust Grove, GA 30248

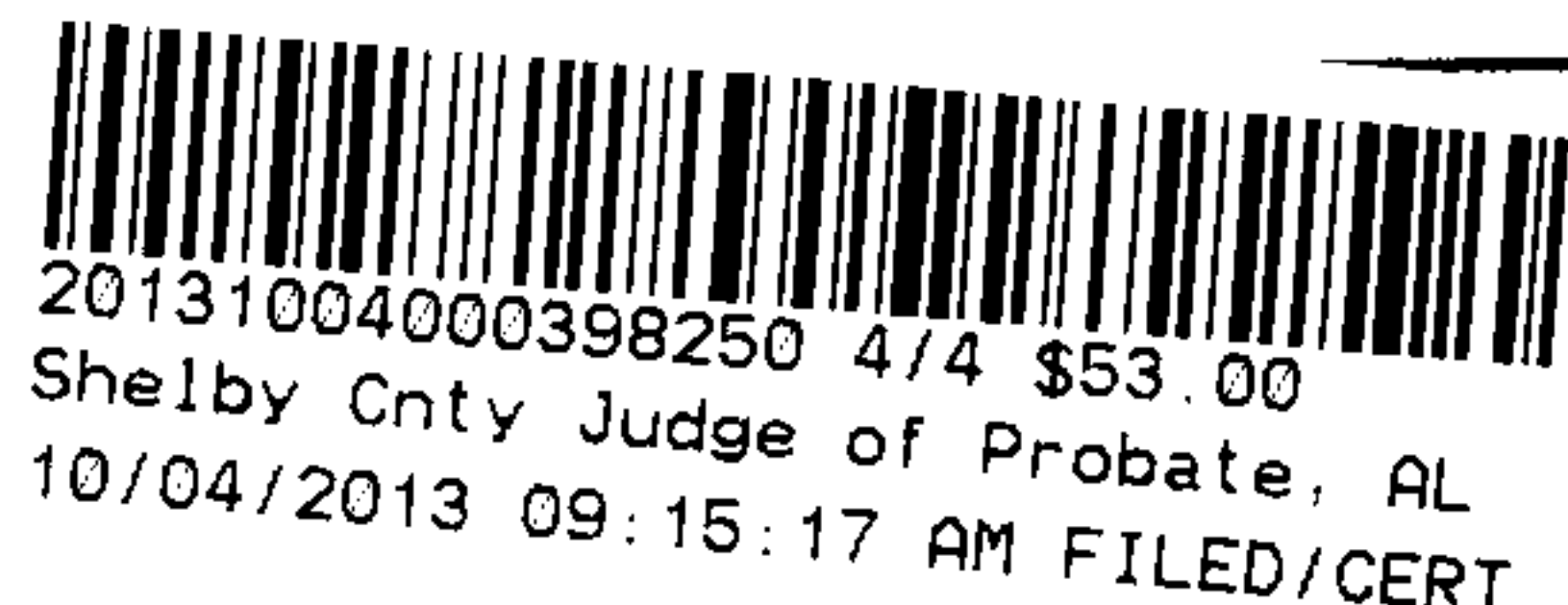
Grantee's Name Ronald G. Jenkins
Mailing Address Patricia L. Jenkins
1046 Edgewater Lane
Chelsea, AL 35043

Property Address 1046 Edgewater Lane
Chelsea, AL 35043

Date of Sale September 20, 2013
Total Purchase Price \$ 270,000.00

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 ☐ 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 9-20-13

Print Ronald G. Jenkins and Patricia L. Jenkins

Sign [Signature] Patricia L. Jenkins
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)