

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

Send Tax Notice To:  
Karina Fox and Johnathan Maksanty  
4951 Hawthorne Place  
Chelsea, AL 35043

STATE OF ALABAMA )

COUNTY OF SHELBY )

**STATUTORY JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Sixty-Four Thousand Nine Hundred and 00/100 (\$164,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Embassy Homes, LLC, an Alabama limited liability company**, (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, **Karina Fox and Johnathan Maksanty**, (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 6-40A, according to the Survey of Chelsea Park 6th Sector, Resurvey, as recorded in Map Book 43, Page 63, 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 filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject To:

Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not modified or amended.

\$161,909.00 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **15th** day of **November, 2013**.

**Embassy Homes, LLC**  
an Alabama limited liability company

  
\_\_\_\_\_  
**Clayton T. Sweeney, Closing Manager**

Shelby County, AL 11/22/2013  
State of Alabama  
Deed Tax: \$3.00

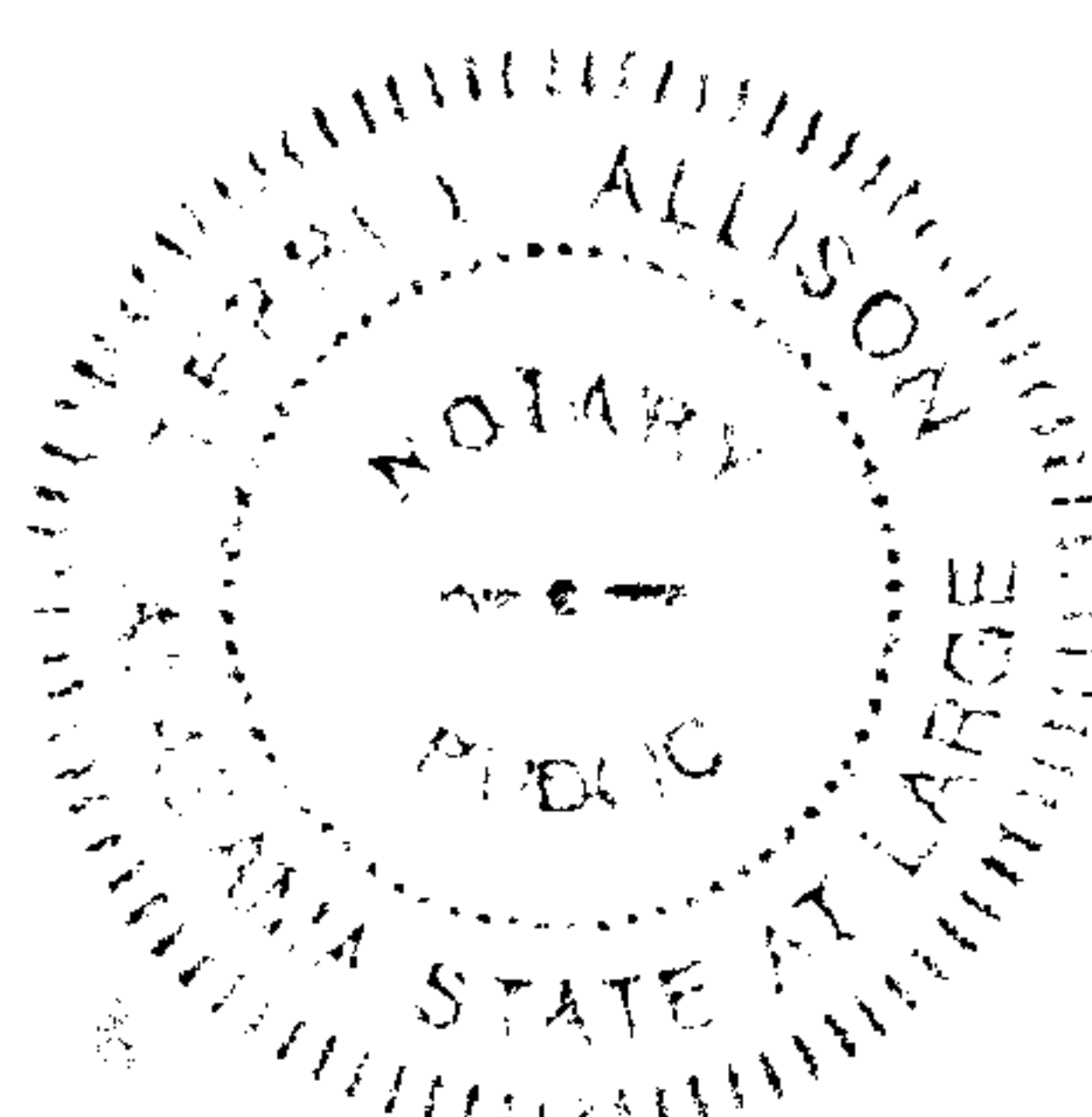
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Embassy Homes, LLC, an Alabama limited liability comp, 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 Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **15th** day of **November, 2013**.

  
\_\_\_\_\_  
**NOTARY PUBLIC**  
My Commission Expires: 6/3/2015



CLAYTON SWEENEY, ATTORNEY AT LAW



# Real Estate Sales Validation Form

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

Grantor's Name Embassy Homes, LLC  
Mailing Address 5406 Hwy. 280 #C101  
Birmingham, AL 35242

Grantee's Name Karina Fox  
Johnathan Maksanty  
Mailing Address 4951 Hawthorne Place  
Chelsea, AL 35043

Property Address 4951 Hawthorne Place  
Chelsea, AL 35043

Date of Sale November 15, 2013  
Total Purchase Price \$ 164,900.00

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

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 Embassy Homes, LLC  
by Clayton T. Sweeney, Closing Manager

☐ Unattested


Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW

  
20131122000458040 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
11/22/2013 10:49:39 AM FILED/CERT