

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

Send Tax Notice To:
Michael A. Denaburg, Jr. and Amber L. Denaburg
216 Stoneykirk Way
Pelham, AL 35124

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Eighty-Nine Thousand Three Hundred Forty-Five and 00/100 (\$389,345.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ridge Crest Properties, 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, **Michael A. Denaburg, Jr. and Amber L. Denaburg**, (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 1707, according to the Survey of Stoneykirk at Ballantrae Phase V, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Notes and restrictions as shown by recorded map.
- 4) Declaration of Protective Covenants for Stoneykirk at Ballantrae Phase V recorded in Instrument No. 20070719000337780 in said Probate Office.
- 5) Non-exclusive private road easement recorded in Instrument No. 1996-39741 in said Probate Office.
- 6) Covenant for Storm Water Run Off Control as recorded in Instrument No. 20071127000537940 in said Probate Office.
- 7) Grant of Land Easement and Restrictive Covenants recorded in Instrument No. 20071114000522080 in said Probate Office.
- 8) Covenants and Agreement for water service and tap fees as set out in instruments recorded in Instrument No. 1995-6003 in said Probate Office and as affected by the release as set out in Instrument No. 1995-33417.
- 9) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed 244, Page 587 in said Probate Office.
- 10) Reciprocal Easement Agreement as recorded in Instrument No. 20050502000209290 in said Probate Office.

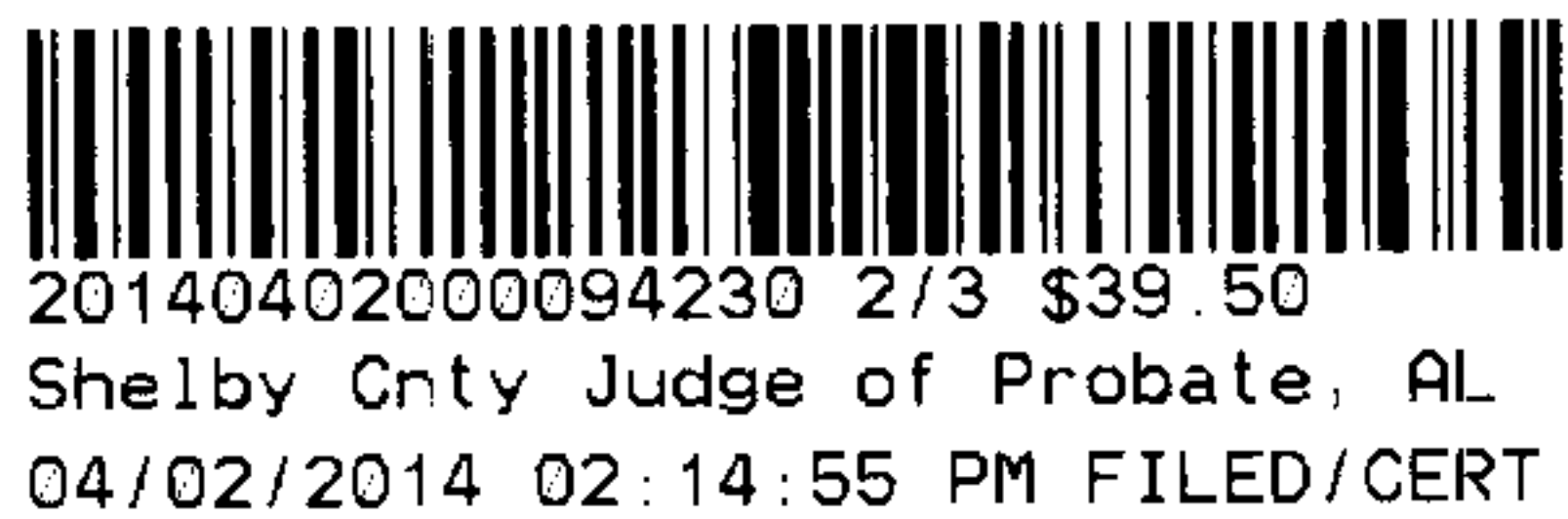
This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

\$369,878.00 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.

Shelby County: AL 04/02/2014
State of Alabama
Deed Tax:\$19.50

20140402000094230 1/3 \$39.50
Shelby Cnty Judge of Probate: AL
04/02/2014 02:14:55 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name	Ridge Crest Properties, LLC	Grantee's Name	Michael A. Denaburg, Jr. Amber L. Denaburg
Mailing Address	13521 Hwy. 280, Ste. 101 Birmingham, AL 35242	Mailing Address	216 Stoneykirk Way Pelham, AL 35124
Property Address	216 Stoneykirk Way Pelham, AL 35124	Date of Sale	March 27, 2014
		Total Purchase Price	\$ 389,345.00
		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 | ☐ Deed |

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).

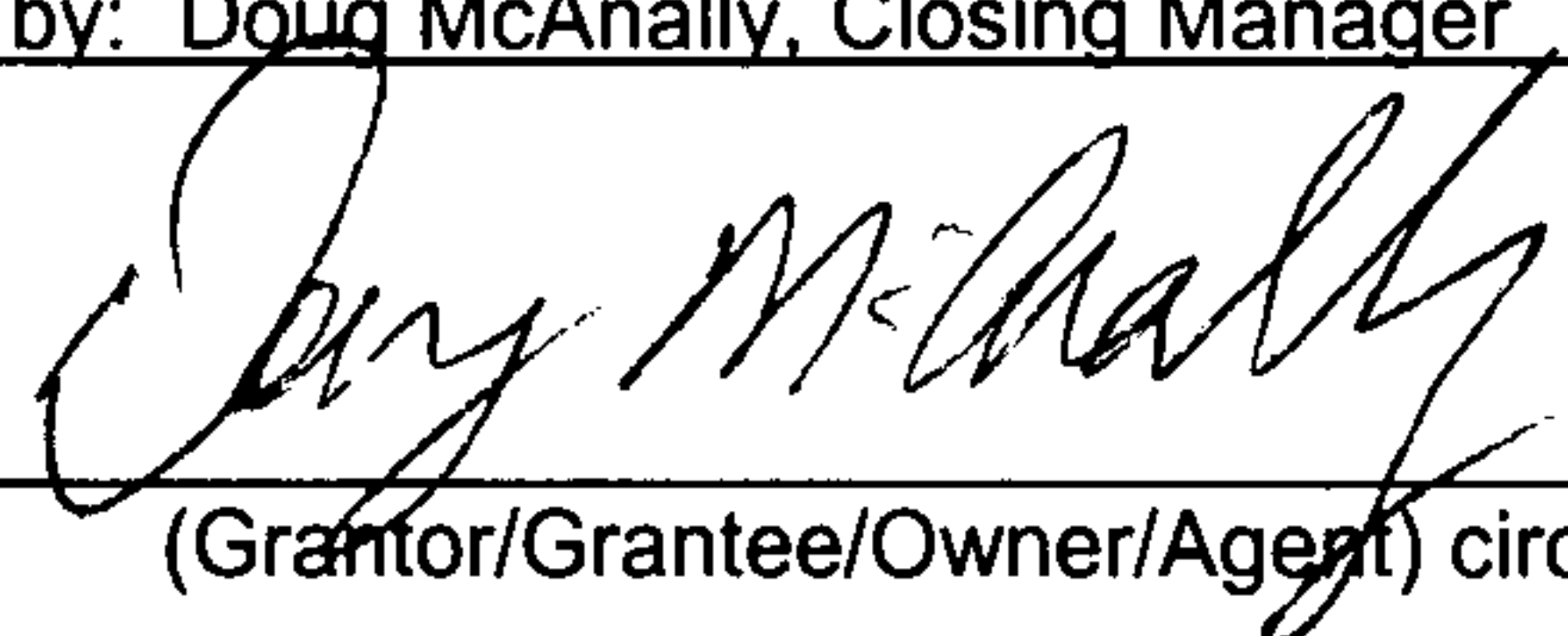
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Ridge Crest Properties, LLC
Print by: Doug McAnally, Closing Manager

Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

