

THIS INSTRUMENT PREPARED BY:
Barron Lakeman
LPHA, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Lindsey Higgins Schoenfeld
1309 Berwick Circle
Birmingham, AL 35242

20140408000101440 1/2 \$107.00
Shelby Cnty Judge of Probate, AL
04/08/2014 02:38:39 PM FILED/CERT

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Thousand and no/100ths(\$10,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lindsey Higgins Schoenfeld and Jordan R. Schoenfeld, husband and wife** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lindsey Higgins Schoenfeld and Jordan R. Schoenfeld**, (hereinafter referred to as GRANTEE), 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 76, according to the Survey of First Addition of Greystone Ridge Garden Homes, as recorded in Map Book16, page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County Alabama.

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

Lindsey Higgins Schoenfeld and Lindsey D. Higgins are one and the same person.

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 GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

This description provided to D. Barron Lakeman by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor (s) is/are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with/ Further, there are no warranties concerning prescription of adverse possession by surrounding land owner or existing easements that may exist on the property but are not referenced in this document.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 20th day of Feb., 2014.

Lindsey Higgins Schoenfeld
Lindsey Higgins Schoenfeld
Jordan R. Schoenfeld
Jordan R. Schoenfeld

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lindsey Higgins Schoenfeld and Jordan R. Schoenfeld, 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 signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of Feb., 2014.

Alexis P. Lloyd
NOTARY PUBLIC
My Commission Expires: Dec. 12, 2015

Shelby County, AL 04/08/2014
State of Alabama
Deed Tax: \$90.00

ALEXIS P. LLOYD
Notary Public
State of Alabama
My Commission Expires: December 12, 2015

Real Estate Sales Validation Form

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

Grantor's Name Lindsey Higgins Schoenfeld
Mailing Address 1309 Berwick Street
BirMinghaM, AL 35242

Grantee's Name Lindsey Higgins Schoenfeld
Mailing Address 1309 Berwick Circle
BirMinghaM, AL 35242

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 179,100.00
1/2 value \$89,550.00

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

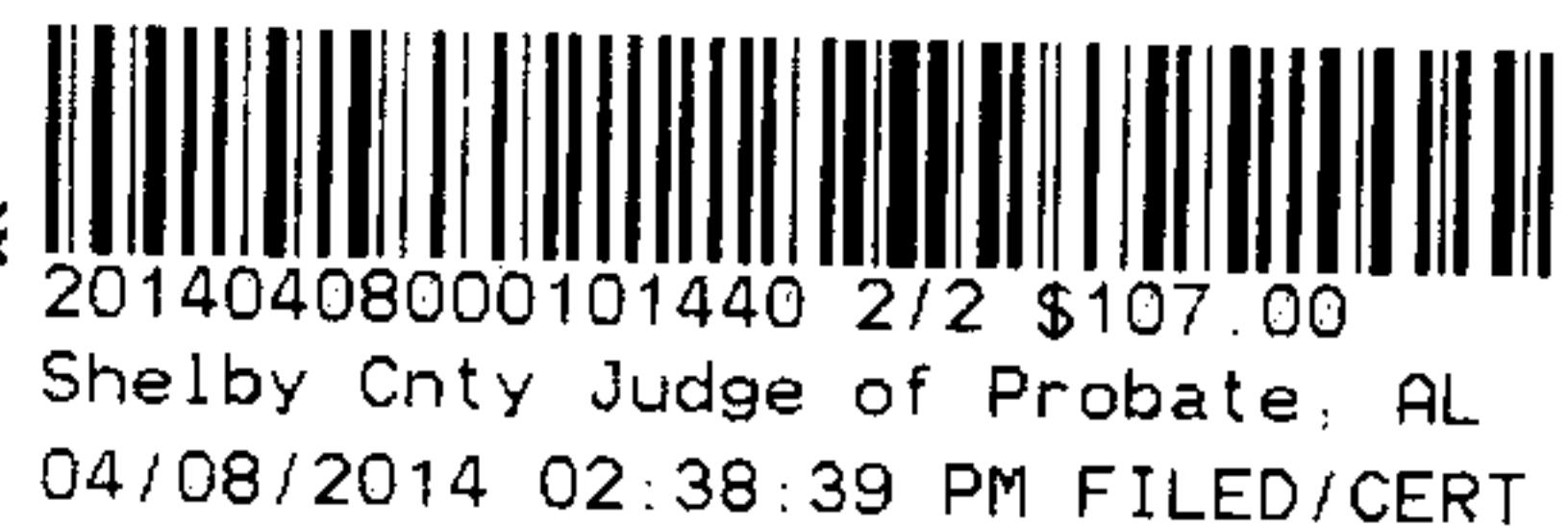
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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:



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 4/8/14

Print Gingen Bunkle

Unattested _____

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

(verified by)

[Print Form](#)

Form RT-1