

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Jimmy W. Lightsey and Lori M. Lightsey
9920 Hwy. 17
Maylene, AL 35007

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$110,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **DAVID PRESTON LOWE, as Personal Representative of the ESTATE OF LAVAL SANDLIN LOWE, deceased, Probate Case #PR-2014-000103** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JIMMY W. LIGHTSEY and LORI M. LIGHTSEY** (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$110,500.00 of the above-recited consideration is being paid in cash.

Property address: 190 Magnolia Drive, Maylene, AL 35114.

Laval S. Lowe was the surviving grantee of deed recorded in Instrument #30100713000221290, the other Grantee Lloyd C. Lowe having died on or about the 9th day of November, 2011.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular 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, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantor will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 7th day of May, 2014.



**DAVID PRESTON LOWE, as Personal Representative
Of the ESTATE OF LAVAL SANDLIN LOWE,
Probate Case # PR-2014-000103, deceased**

Shelby County, AL 05/21/2014
State of Alabama
Deed Tax: \$110.50

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DAVID PRESTON LOWE, as Personal Representative of the ESTATE OF LAVAL SANDLIN LOWE, Probate Case # PR-2014-000103, deceased**, 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, as said Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of May, 2014.

NOTARY PUBLIC
My commission expires:

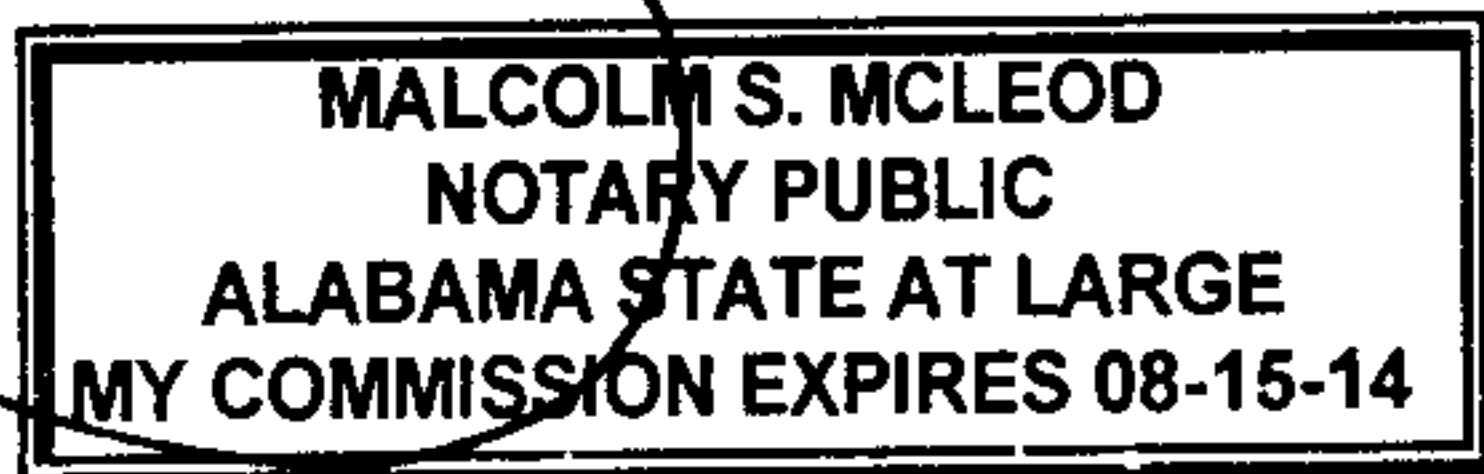


Exhibit A, Legal Description

PARCEL A:

Lot Number 38 according to R. E. Whaley's Subdivision of the Town of Maylene, Alabama, as shown by map of said subdivision on record in the Probate Office of Shelby County, Alabama.

PARCEL B:

ALSO: Begin at the Southeast corner of Lot No. 36 of R. E. Whaley's Subdivision of the Town of Maylene, Alabama, and run North 13 degrees 05 minutes East along the East side of said Lot a distance of 200 feet; thence continue North 13 degrees 05 minutes East a distance of 49.3 feet; thence South 80 degrees 28 minutes East a distance of 184.24 feet; thence North 27 degrees 35 minutes East a distance of 64.69 feet; thence North 58 degrees 55 minutes East a distance of 151.78 feet to the West boundary of the Southern Railroad right-of-way; thence South 19 degrees 41 minutes East along the West side of said right-of-way a distance of 511.00 feet to the North side of a 30 foot street; thence North 76 degrees 55 minutes West along the North side of said street a distance of 573.00 feet to the point of beginning, situated in the W $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 16, Township 21 South, Range 3 West, Shelby County, Alabama.

PARCEL C:

ALSO: Begin at the Southwest corner of Lot 38 as shown on the Map of the Whaley Subdivision of the Town of Maylene, Alabama, recorded in the Probate Office of Shelby County, Alabama; thence run South 70 degrees 15 minutes West a distance of 240.60 feet to the point of beginning; thence South 11 degrees 18 minutes East 189.30 feet; thence South 54 degrees 33 minutes East 89.20 feet to the Northwest corner of Bristow lot; thence South 76 degrees 55 minutes East 320 feet to the Northeast corner of Holsomback Lot; thence North 13 degrees 05 minutes East 49.3 feet; Thence South 80 degrees 28 minutes East 164.24 feet along the North bank of branch; thence North 27 degrees 35 minutes East 64.69 feet; thence North 58 degrees 55 minutes East 151.78 feet to West side of right-of-way of Southern Railroad; thence North 19 degrees 41 minutes West along the West boundary of the Southern Railroad right-of-way 388.70 feet to the Southeast corner of Lot 38; thence South 70 degrees 19 minutes West along the South side of said lot, 417.10 feet to the Southwest corner of Lot 38; thence North 19 degrees 41 minutes West along the West side of said Lot 417.70 feet to the Northwest corner of said lot; thence North 70 degrees 19 minutes East 413.89 feet to the West boundary of the Southern Railroad right-of-way; thence in a Northwesterly direction along the West boundary of said railroad right-of-way a distance of 434.88 feet to the North boundary of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West; thence South 87 degrees 30 minutes West along the North line of said 265.30 feet; thence South 2 degrees 50 minutes East 183.65 feet; thence South 18 degrees 42 minutes West 175.95 feet; thence South 9 degrees 18 minutes East 281.90 feet; thence South 18 degrees 06 minutes East 97.65 feet; thence South 2 degrees 56 minutes East 254.45 feet to the point of beginning; situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West and NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, Township 21 South, Range 3 West, Shelby County, Alabama.

Exhibit A, Legal Description (continued)

Less and Except:

PARCEL 1:

Commence at the Southeast corner of Lot 36, R.E. Whaley's Map of the Town of Maylene, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 75, said point being on the North side of a 30 foot street; thence run south 76 degrees 10 minutes 46 seconds east along the north side of said street a distance of 185.95 feet to the point of beginning; thence run north 12 degrees 36 minutes 07 seconds east a distance of 201.44 feet; thence run south 76 degrees 37 minutes 20 seconds east a distance of 248.81 feet to a point on the southwest boundary of a 100 foot railroad right of way; thence run south 19 degrees, 41 minutes 00 seconds east along said railroad right of way a distance of 243.83 feet to a point on the north side of a 30 foot street; thence run north 76 degrees 10 minutes 46 seconds west along the north side of said street a distance of 379.11 feet to the point of beginning.

PARCEL 2:

A part of Lot 38, according to R.E. Whaley's Subdivision of the Town of Maylene, Alabama, as shown by map of said subdivision, as recorded in Plat Book 3, Page 75, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Part of the NW 1/4 of the SW1/4 of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an existing #4 iron rebar being the locally accepted NW corner of Lot 34, R.E. Whaley's Map of Town of Maylene, run in a southeasterly direction along the northeast line of said Lot 34 for a distance of 265.74 feet to an existing nail being the locally accepted northeastern corner of said Lot 34; thence continue in a southeasterly direction along last mentioned course for a distance of 40.82 feet to a point on the southwest right-of-way line of the existing railroad right-of-way; thence turn, an angle to the left of 123 degrees 30 minutes 22 seconds and run in a northwesterly direction along the southwest right-of-way line of said railroad right-of-way for a distance of 917.33 feet; thence turn an angle to the left of 90 degrees and run in a southwesterly direction for a distance of 160.09 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the right of 52 degrees 37 minutes 46 seconds and run in a northwesterly direction for a distance of 138.64 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 35 degrees 36 minutes 35 seconds and run in a westerly direction for a distance of 81.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 71 degrees 06 minutes and run in a northwesterly direction for a distance of 157.05 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 13 degrees 45 minutes 30 seconds and run in a northwesterly direction for a distance of 40.34 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 86 degrees 49 minutes 20 seconds and run in a northeasterly direction for a distance of 222.46 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 92 degrees 53 minutes 08 seconds and run in a southeasterly direction for a distance of 303.04 feet, more or less, to the point of beginning. And also, together with right of ingress, egress over an existing drive.



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Shelby Cnty Judge of Probate, AL
05/21/2014 02:17:27 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 **ESTATE OF LAVAL SANDLIN
LOWE, and DECEASED**

Grantee's Name **JIMMY W. LIGHTSEY and LORI M.
LIGHTSEY**

Mailing Address **190 MAGNOLIA DRIVE
MAYLENE, AL 35114**

Mailing Address **9920 HWY. 17
MAYLENE AL 35007**

Property Address **190 MAGNOLIA DRIVE
MAYLENE, AL 35114**

Date of Sale **May 7, 2014**

Total Purchase Price **\$110,500.00**

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, 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).

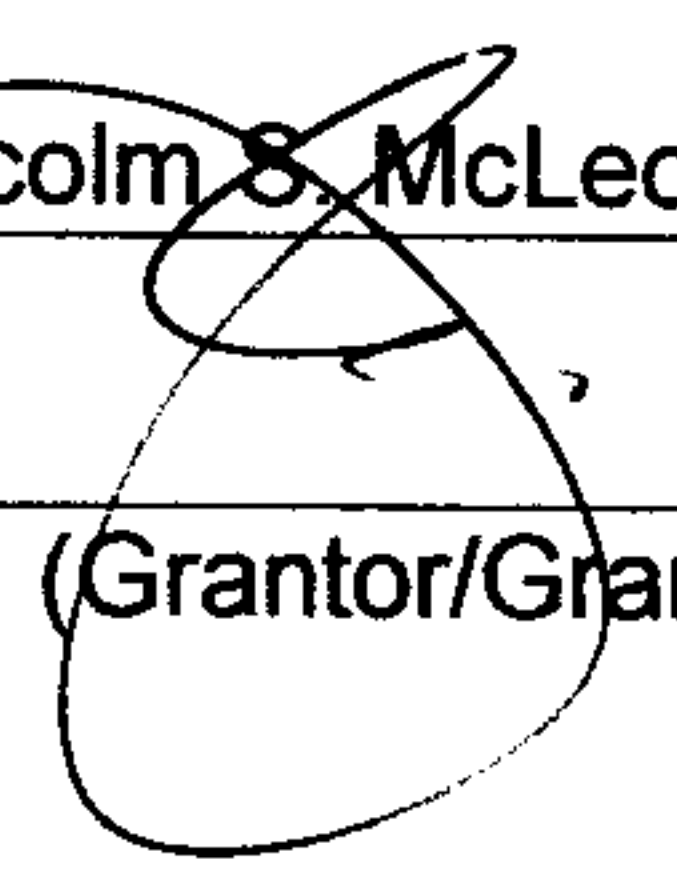
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date **May 7, 2014**

Print **Malcolm S. McLeod**

☐ Unattested


(verified by)

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

**My Commission Expires
March 8th, 2018**



20140521000154130 5/5 \$136.50
Shelby Cnty Judge of Probate, AL
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