

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

Send Tax Notice To:
John M. Ridderhoff and Deborah K. Ridderhoff
2342 Hwy 336
Chelsea, AL 35043

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Forty Thousand and 00/100 (\$440,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James R. Loveless and wife, Kay S. Brawner**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **John M. Ridderhoff and Deborah K. Ridderhoff**, (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:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

1. Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oi, mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Easement and right-of-way to Alabama Power Company recorded in Instrument #20060201000051010 and Book 267, Page 325, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Ingress and egress easement recorded in Instrument #20060815000396680.
5. That portion of caption lands deeded to Saginaw Lumber Company for a railroad right of way 30 feet in width by deed recorded in Deed Book 23, Page 487, and subsequently conveyed to L & N Railroad Company by deed recorded in Deed Book 28, Page 126, in the Probate Office of Shelby County, Alabama.
6. Hunting rights to Edgar Minor and his son, Edgar L. Minor, as set out in Deed Book 266, Page 568 and Book 267, Page 8, in said Probate Office.
7. A 100 foot right-of-way to Alabama Power Company recorded in Deed Book 260, Page 300, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Rights of others to the use of easements, as set out in Deed Book 276, Page 536, Deed Book 287, Page 338, Deed Book 291, Page 395, Deed Book 293, Page 873 and Deed Book 301, Page 319.

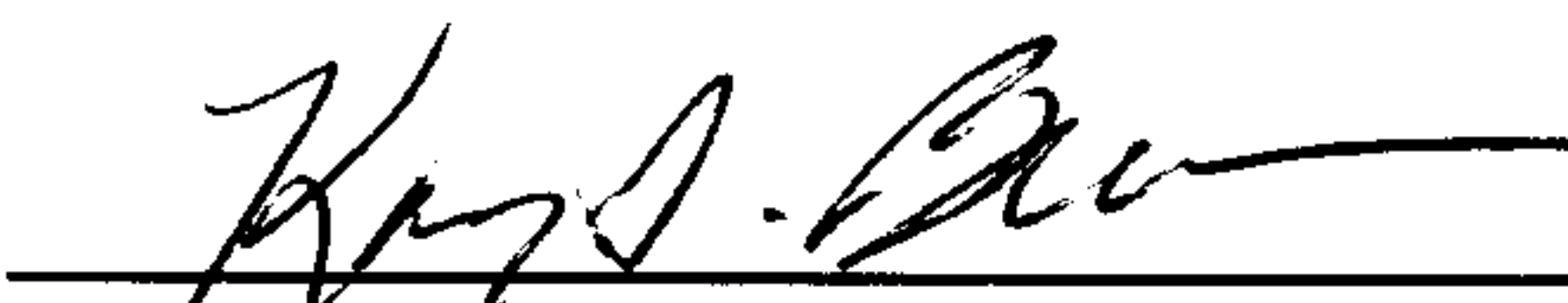
\$352,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs, executors, administrators and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, successors, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, executors, administrators and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **13th** day of **June, 2014**.


James R. Loveless


Kay S. Brawner


20140619000186920 1/4 \$111.00
Shelby Cnty Judge of Probate, AL
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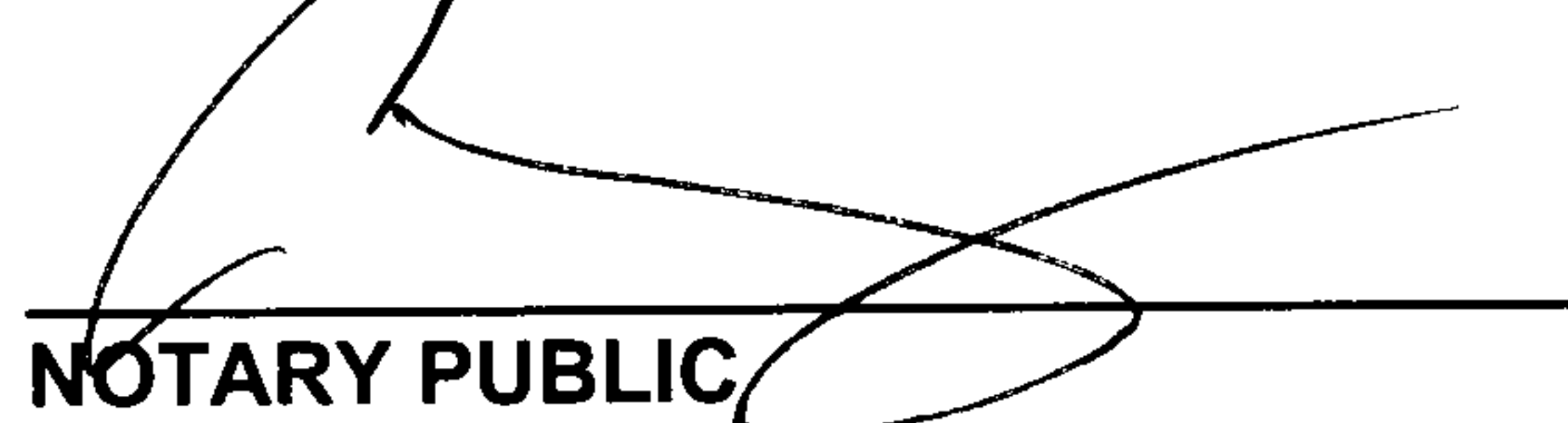
Shelby County, AL 06/19/2014
State of Alabama
Deed Tax: \$88.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

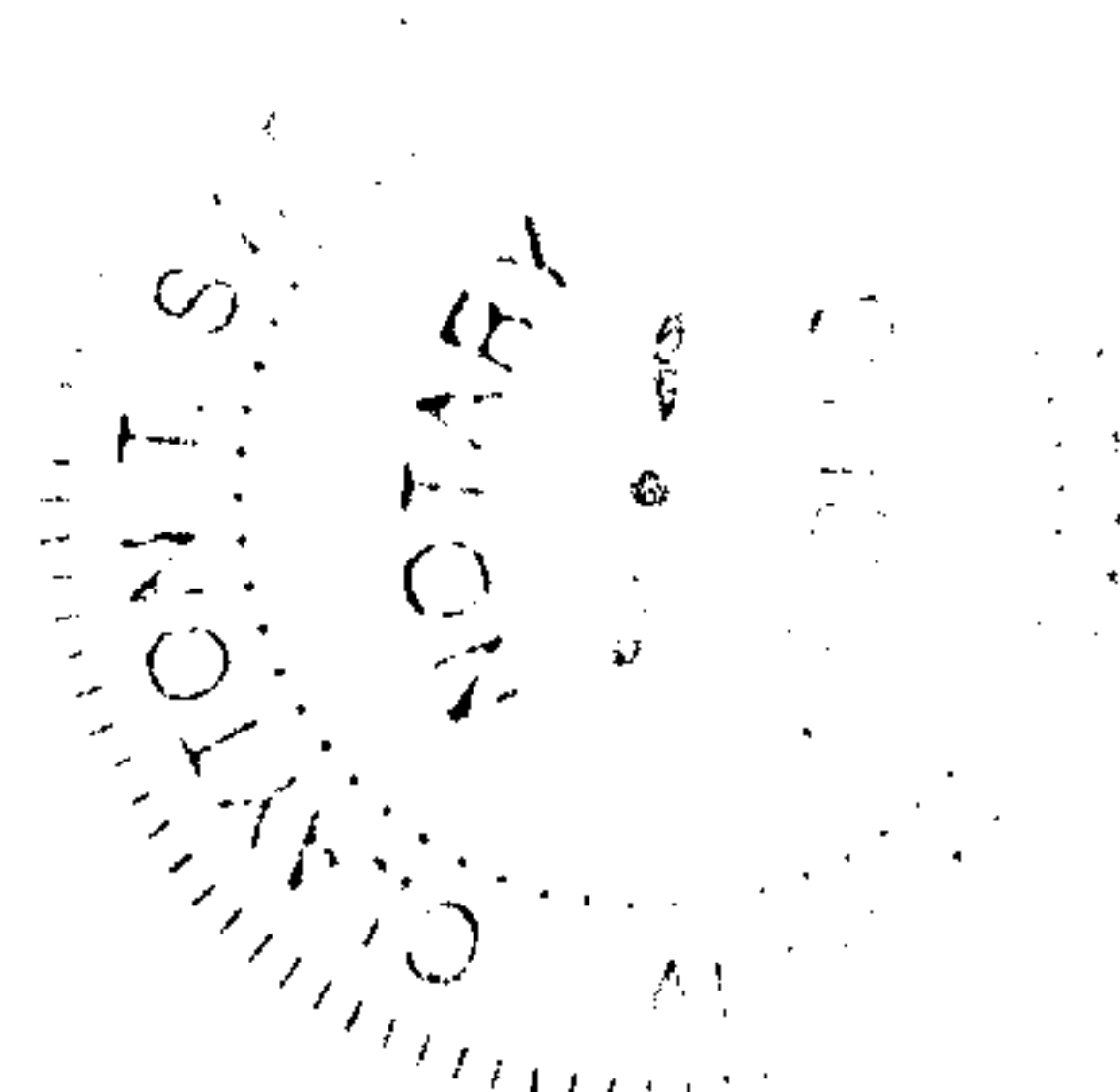
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James R. Loveless and wife, Kay S. Brawner , 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 13th day of June, 2014.



NOTARY PUBLIC
My Commission Expires: 6/5/2015

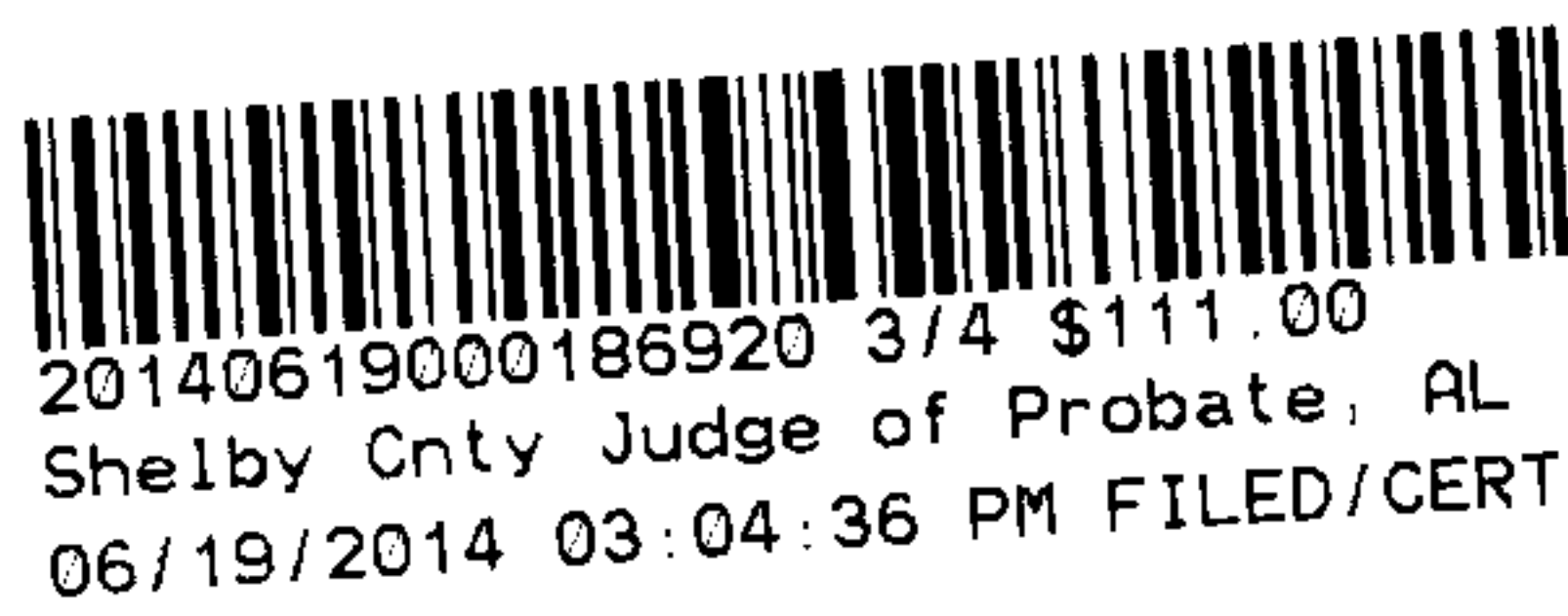



20140619000186920 2/4 \$111.00
Shelby Cnty Judge of Probate, AL
06/19/2014 03:04:36 PM FILED/CERT

Exhibit "A"
Legal Description

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the above said $\frac{1}{4}$ $\frac{1}{4}$; thence South 90 degrees 00 minutes 00 seconds West a distance of 510.21 feet; thence South 00 degrees 20 minutes 19 seconds East, a distance of 210.07 feet; thence North 89 degrees 52 minutes 47 seconds East, a distance of 210.12 feet; thence South 00 degrees 12 minutes 27 seconds East, a distance of 90.12 feet; thence South 89 degrees 35 minutes 59 seconds West, a distance of 418.98 feet; thence South 00 degrees 11 minutes 41 seconds East, a distance of 222.30 feet to the point of beginning; thence continue along the last described course, a distance of 195.09 feet; thence South 00 degrees 48 minutes 47 seconds East, a distance of 29.91 feet; thence North 89 degrees 33 minutes 12 seconds East, a distance of 419.27 feet; thence South 00 degrees 12 minutes 40 seconds West, a distance of 52.52 feet; thence South 89 degrees 55 minutes 30 seconds West, a distance of 219.48 feet; thence South 00 degrees 20 minutes 20 seconds East, a distance of 520.14 feet; thence North 88 degrees 53 minutes 14 seconds West, a distance of 816.80 feet; thence North 00 degrees 04 minutes 56 seconds West, a distance of 271.53 feet; thence North 88 degrees 45 minutes 55 seconds East, a distance of 296.93 feet; thence North 00 degrees 36 minutes 19 seconds West, a distance of 498.40 feet; thence North 89 degrees 33 minutes 12 seconds East, a distance of 321.70 feet to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name James R. Loveless and Kay S. Brawner

Grantee's Name John M. Ridderhoff and Deborah K. Ridderhoff
2342 Highway 336

Mailing Address 10254 E/ County Hwy 30-A Unit 35E
Panama City Beach, FL 32413

Mailing Address Chelsea, AL 35043

Property Address 2342 Highway 336
Chelsea, AL 35043

Date of Sale June 13, 2014

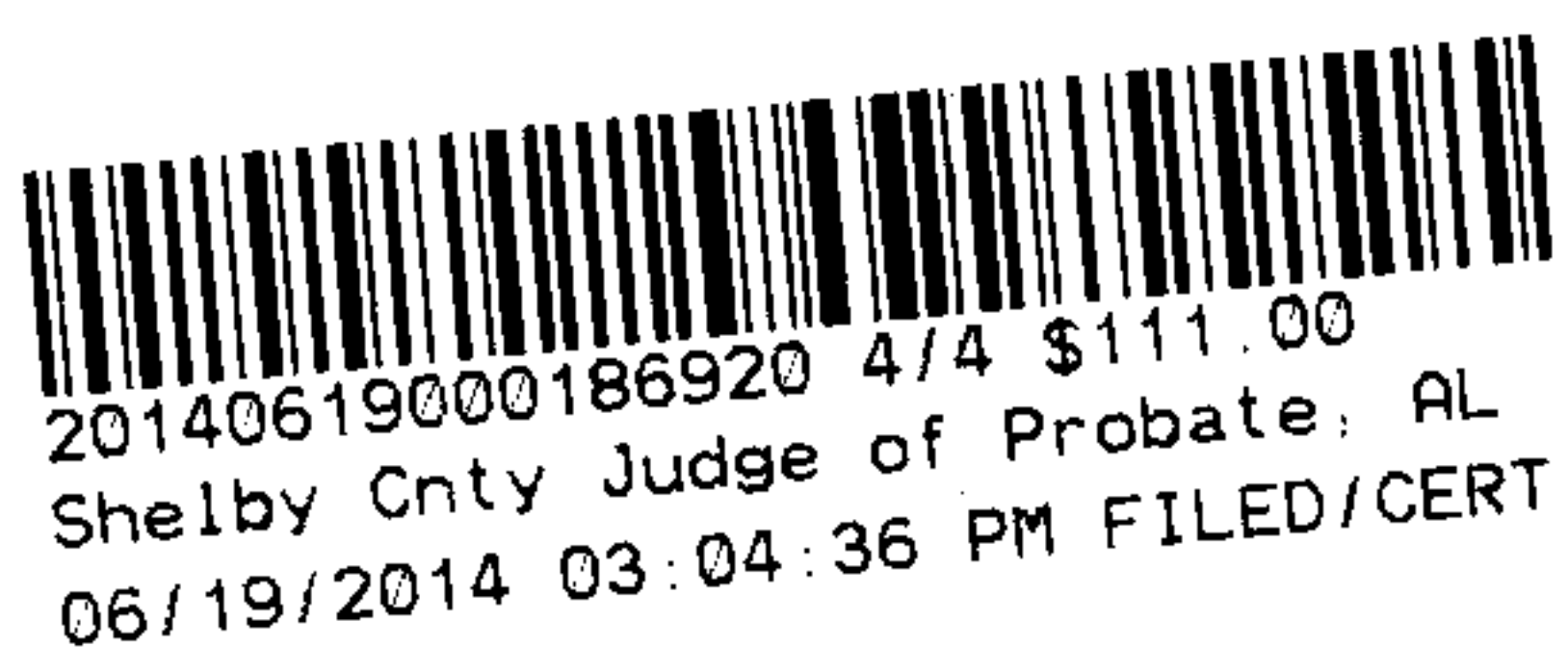
Total Purchase Price \$ 440,000.00

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
☒ 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

Print James R. Loveless and Kay S. Brawner

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW