

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

Send Tax Notice To:
Khadir Bilbeisi and Ghadir Abulabeh
228 Salisbury Circle
Birmingham, AL 35242



20140707000204650 1/3 \$440.00
Shelby Cnty Judge of Probate, AL
07/07/2014 03:07:25 PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twenty Thousand and No/100 (\$420,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Crist E. Ridley and wife, Elizabeth Ridley**, (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, **Khadir Bilbeisi and Ghadir Abulabeh**, (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 2110, according to the Survey of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, Page 6 A and B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase I & II, recorded as Instrument No. 20020716000332740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Property Address: 228 Salisbury Circle, Birmingham, AL 35242

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.
Existing covenants and restrictions, easements, building lines and limitations of record.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 07/07/2014
State of Alabama
Deed Tax: \$420.00

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 28th day of December, 2013.

[Signature]
Witness

Crist E. Ridley
Crist E. Ridley

[Signature]
Witness

Elizabeth Ridley
Elizabeth Ridley

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Crist E. Ridley, a married man, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2013.

[Signature]
NOTARY PUBLIC
My Commission Expires: May 30 2017

(must affix seal)



STATE OF Alabama

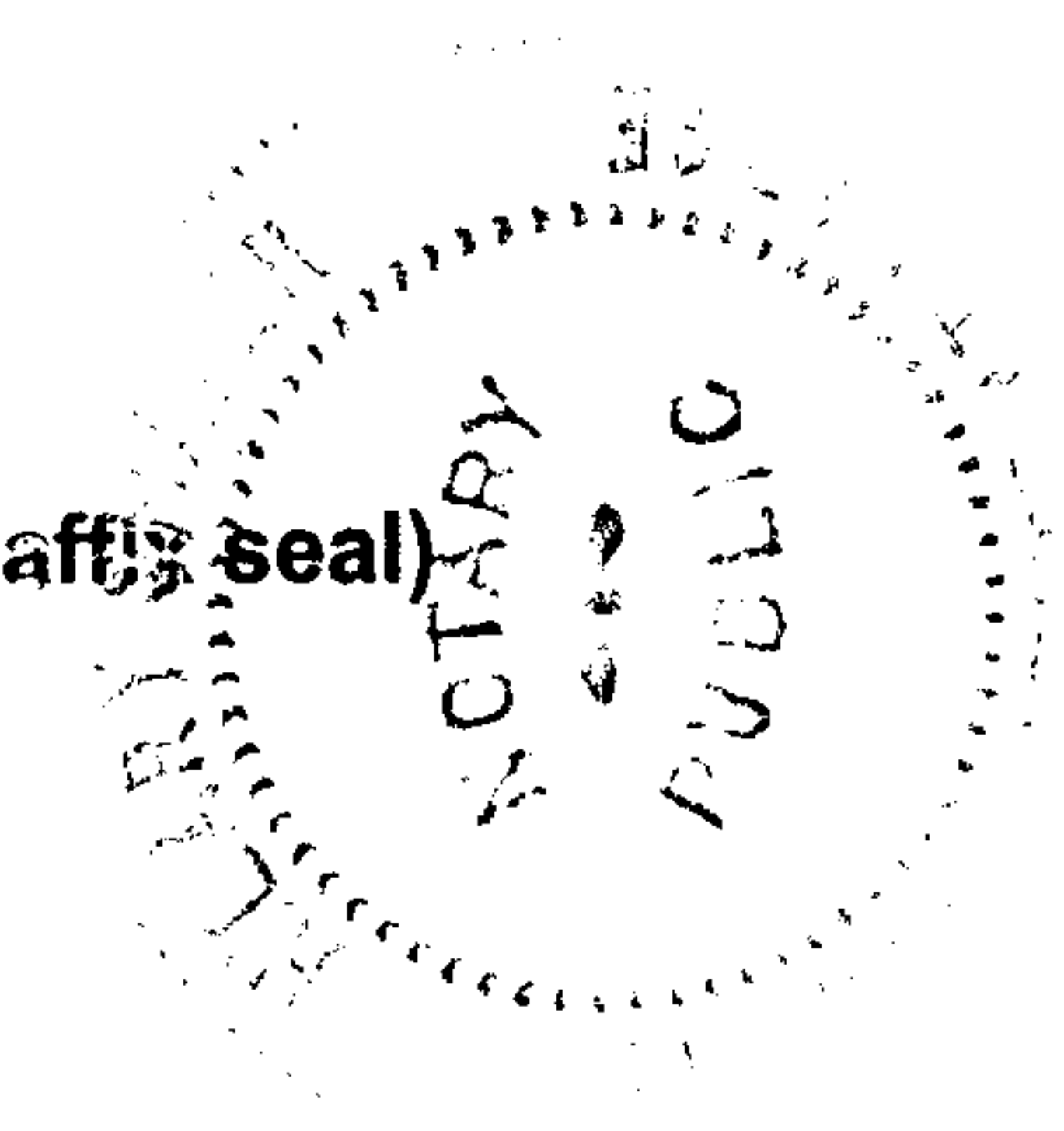
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth Ridley, a married woman, 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, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of December, 2013.

[Signature]
NOTARY PUBLIC
My Commission Expires: May 30 2017

(must affix seal)



Real Estate Sales Validation Form

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

Grantor's Name	<u>Crist E. Ridley</u> <u>Elizabeth Ridley</u>	Grantee's Name	<u>Khadir Bilbeisi</u> <u>Ghadir Abulabeh</u>
Mailing Address	<u>c/o Quantum Relocation</u> <u>15110 N. Dallas Pkwy, #102</u> <u>Dallas, TX 75248</u>	Mailing Address	<u>228 Salisbury Circle</u> <u>Birmingham, AL 35242</u>
Property Address	<u>228 Salisbury Circle</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>6/27/14</u>
		Total Purchase Price	<u>\$ 420,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 Crist E. Ridley and Elizabeth Ridley

Sign

Crist E. Ridley Elizabeth Ridley
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

Form RT-1

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