

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

Send Tax Notice To:
Robert Jordan Huffstetler and Jessica Acton Huffstetler
2700 Lakeland Trail
Birmingham, AL 35243

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Thirty Thousand and 00/100 (\$330,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Donald Mark Acton and Douglas Lee Acton, Co-Personal Representatives of the Estate of Minnie Lee Acton, deceased, Probate Case No. 2014-000406**, (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, **Robert Jordan Huffstetler and Jessica Acton Huffstetler**, (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 39-A, according to a Resurvey of Lots 39 and 40, River Estates,, as recorded in Map Book 4, Page 66, in the Probate Office of Shelby County, ALABAMA.

Also:
A part of the NW¼ of NW 1/4 of Section 3, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SW corner of lot 39-A according to a Resurvey of lots 39 and 40 of River Estates as recorded in Map Book 4 Page 66 in Probate Office of Shelby County, Alabama and run in a Northerly direction along the West line of said lot 505 feet to NW corner; thence 65 deg. 26' to left and run a distance of 10 feet; thence 106 deg. 30 left and run Southwesterly 360 feet; thence 33 deg. 00' right and run Southwesterly 345 feet; thence 145 deg. 53' 30" to left and run Northeasterly 203.96 feet; thence run Northeasterly 100 feet to point of beginning. Situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

\$313,500.00 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 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, 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **2nd** day of **July**, **2014**.

**The Estate of Minnie Lee Acton, deceased,
Probate Case No. 2014-000406**


**Donald Mark Acton,
Personal Representative**


20140805000242620 1/3 \$36.50
Shelby Cnty Judge of Probate, AL
08/05/2014 12:20:36 PM FILED/CERT

Shelby County, AL 08/05/2014
State of Alabama
Deed Tax:\$16.50

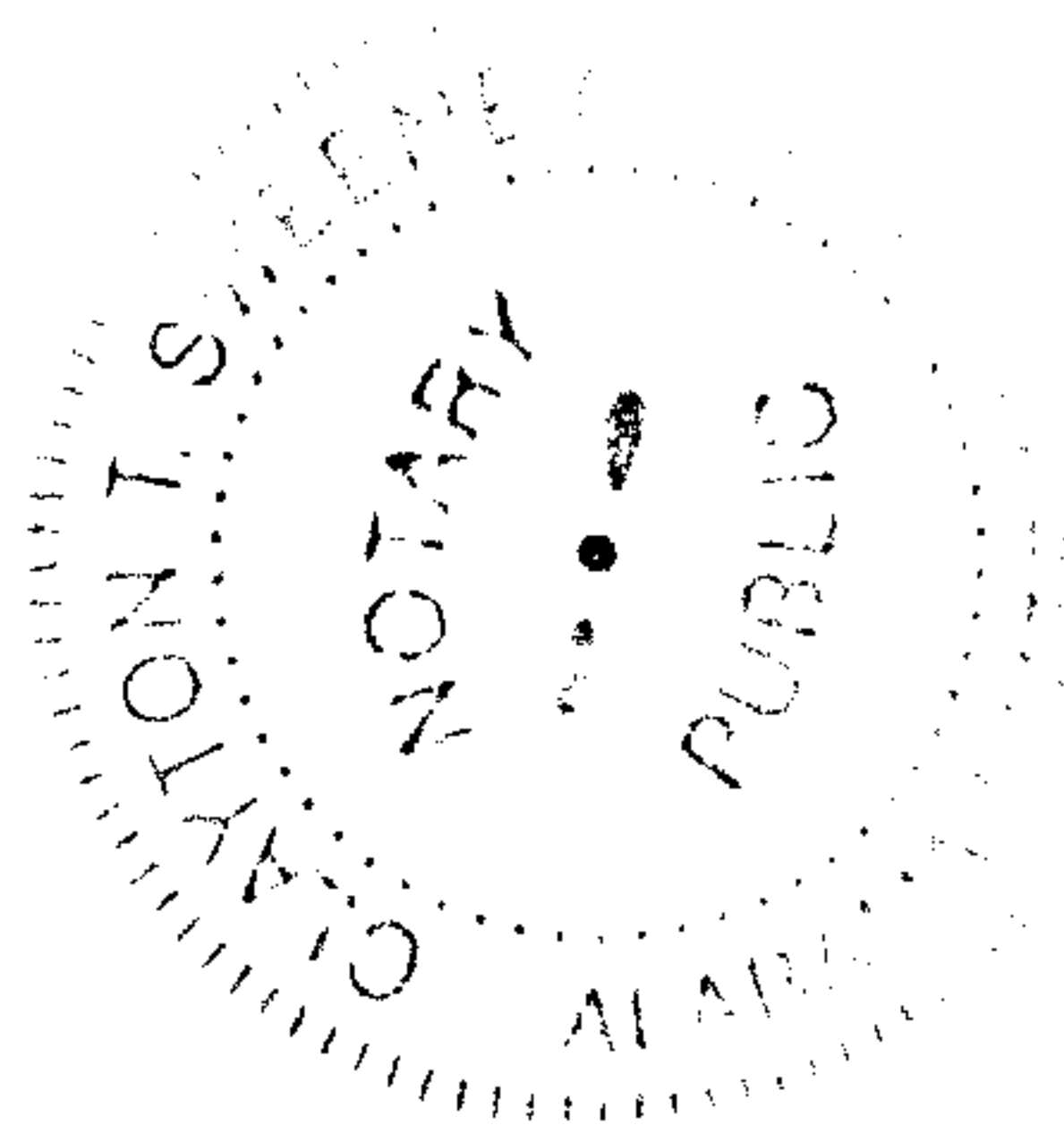
CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald Mark Acton, whose name as Personal Representative of The Estate of Minnie Lee Acton, deceased, Probate Case No. 2014-000406, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of July, 2014.

NOTARY PUBLIC
My Commission Expires: 6-5-2015 -



IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 3rd day of July, 2014.

The Estate of Minnie Lee Acton, deceased,
Probate Case No. 2014-000406

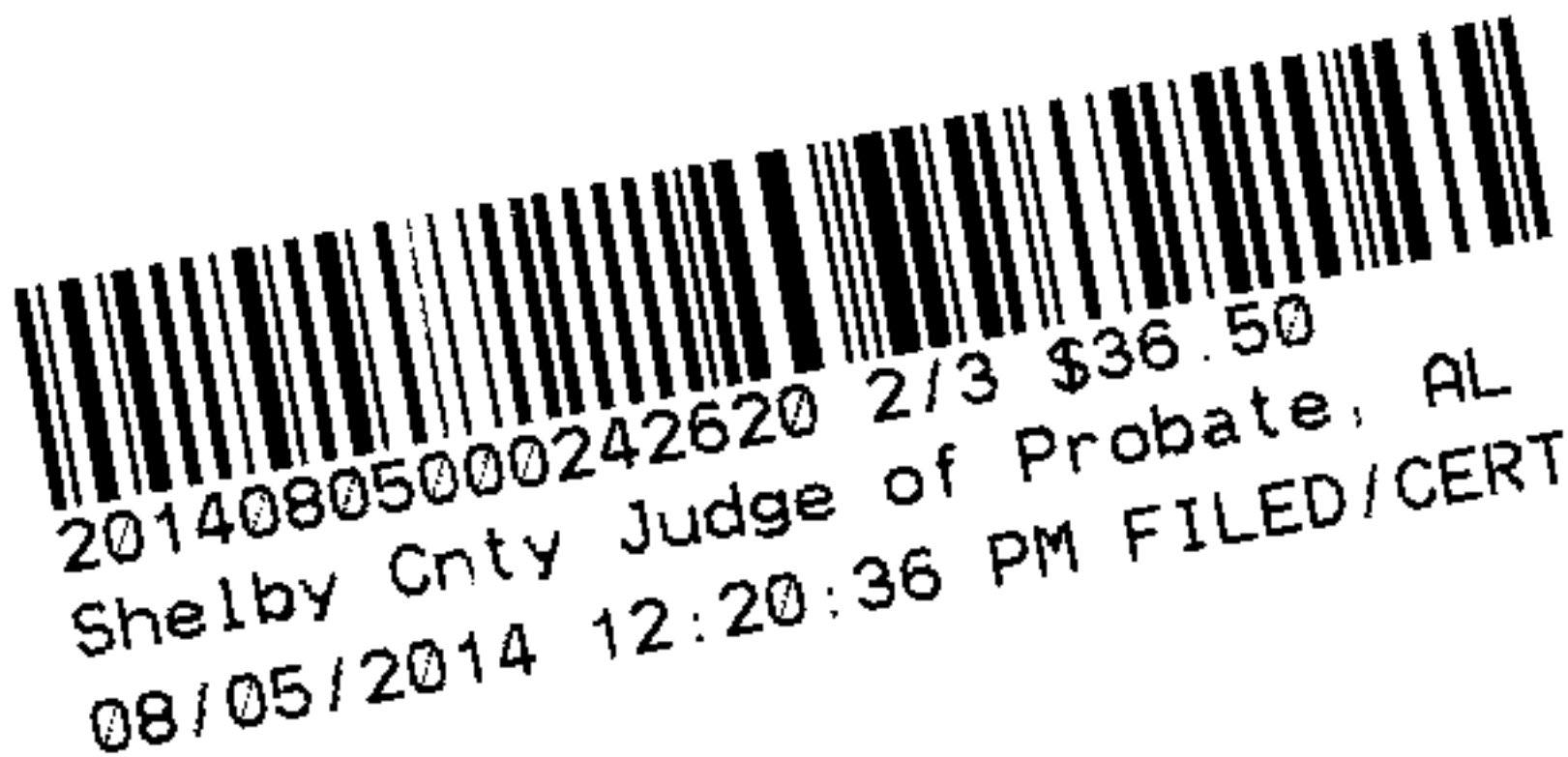
Douglas Lee Acton,
Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Douglas Lee Acton, whose name as Personal Representative of The Estate of Minnie Lee Acton, deceased, Probate Case No. 2014-000406, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of July, 2014.

NOTARY PUBLIC
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name The Estate of Minnie Lee Acton,
deceased, Probate Case No. 2014-
000406

Grantee's Name Robert Jordan Huffstetler
Jessica Acton Huffstetler

Mailing Address

Mailing Address

2600 Lakeland Trail
Birmingham, AL 35243

Property Address 2600 Lakeland Trail
Birmingham, AL 35243

Date of Sale July 3, 2014

Total Purchase Price \$ 330,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20140805000242620 3/3 \$36.50
Shelby Cnty Judge of Probate, AL
08/05/2014 12:20:36 PM FILED/CERT

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 – Tax assessor's market value
☐ 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.

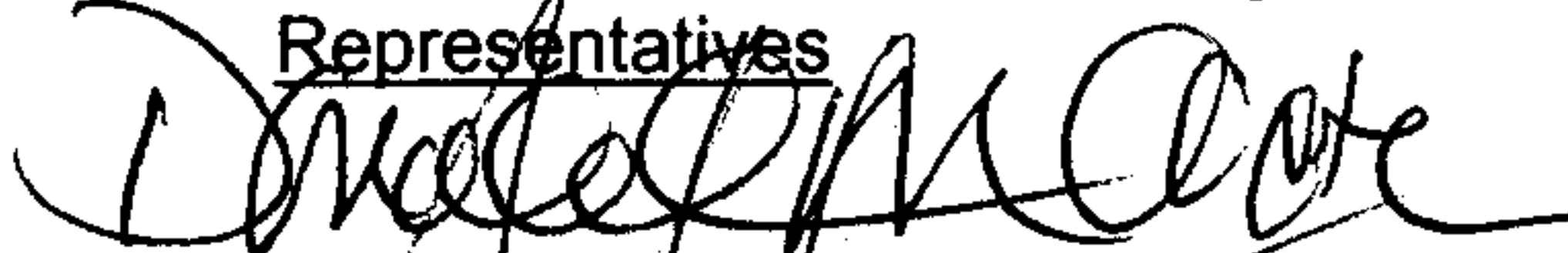
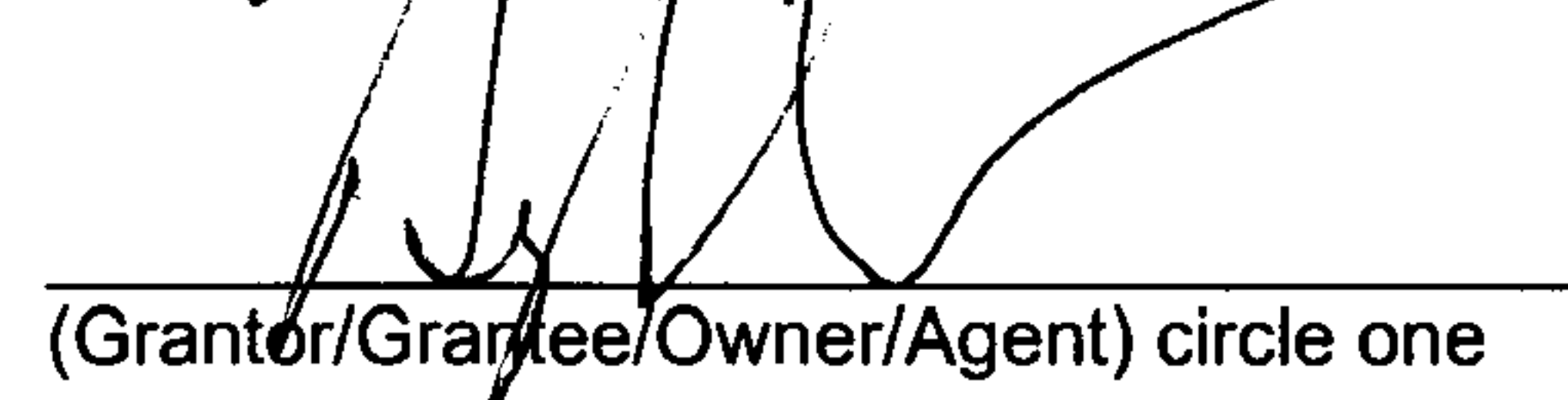
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 _____

The Estate of Minnie Lee Acton, deceased,
Probate Case No. 2014-000406
Print Donald Mark Acton and Douglas Lee Acton, Co-Personal
Representatives



(Grantor/Grantee/Owner/Agent) circle one

Unattested Sign _____
(verified by)

CLAYTON T. SWEENEY, ATTORNEY AT LAW