

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

Send Tax Notice To:
Eric K. Gibson and Kelli O. Gibson
125 Fairview Lane
Montevallo, AL 35115-7539

STATE OF ALABAMA

)

:

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Sixteen Thousand and 00/100 (\$116,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Alex M. James, a single man**, (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, **Eric K. Gibson and Kelli O. Gibson**, (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 46, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Office of the Judge of Probate of 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.

\$113,883.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

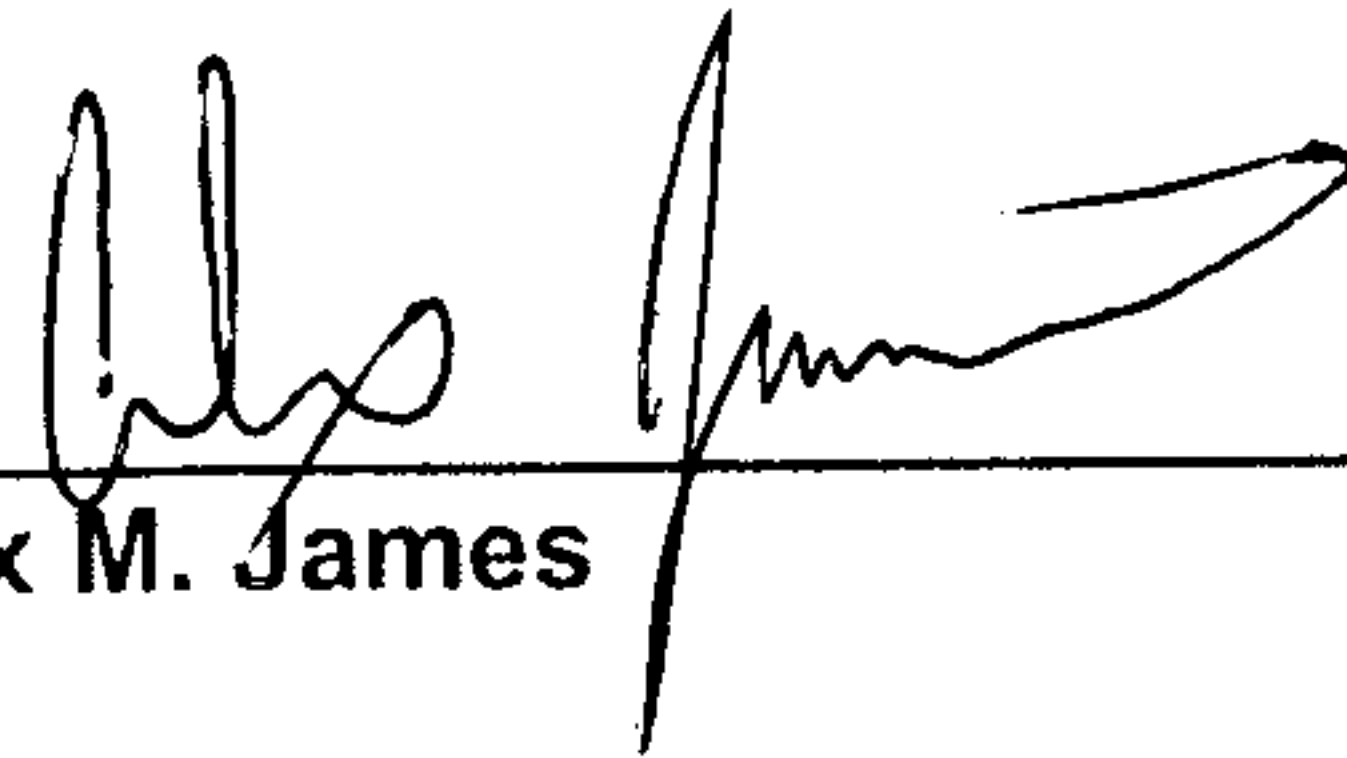
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID 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 09/02/2014
State of Alabama
Deed Tax: \$2.50

20140902000274820 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/02/2014 12:56:30 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21st day of August, 2014.

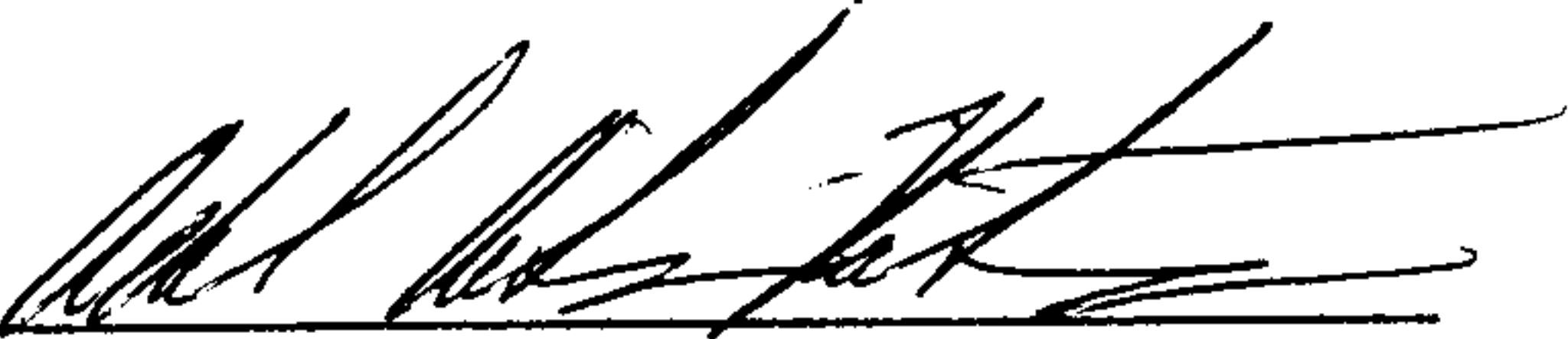


Alex M. James

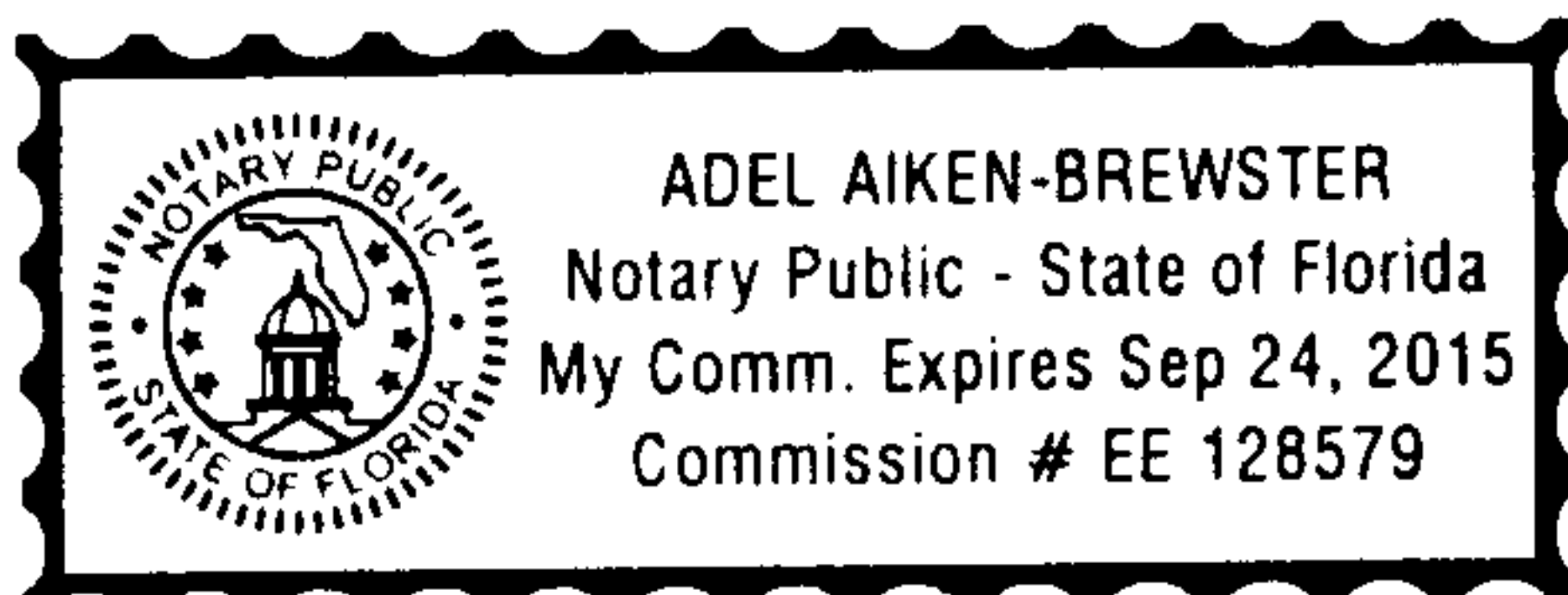
STATE OF Florida)
COUNTY OF Orange)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alex M. James, a single 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 21st day of August, 2014.



NOTARY PUBLIC
My Commission Expires: 09/24/2015



20140902000274820 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/02/2014 12:56:30 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	Alex M. James	Grantee's Name	Eric K. Gibson Kelli O. Gibson
Mailing Address	155 S. Court Ave., Unit 1801 Orlando, FL 32801	Mailing Address	125 Fairview Lane Montevallo, AL 35115-7539
Property Address	125 Fairview Lane Montevallo, AL 35115-7539	Date of Sale	August 22, 2014
		Total Purchase Price	\$ 116,000.00
		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 | ☐ Other – Tax assessor's market value |
| ☒ Closing Statement | ☐ 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.

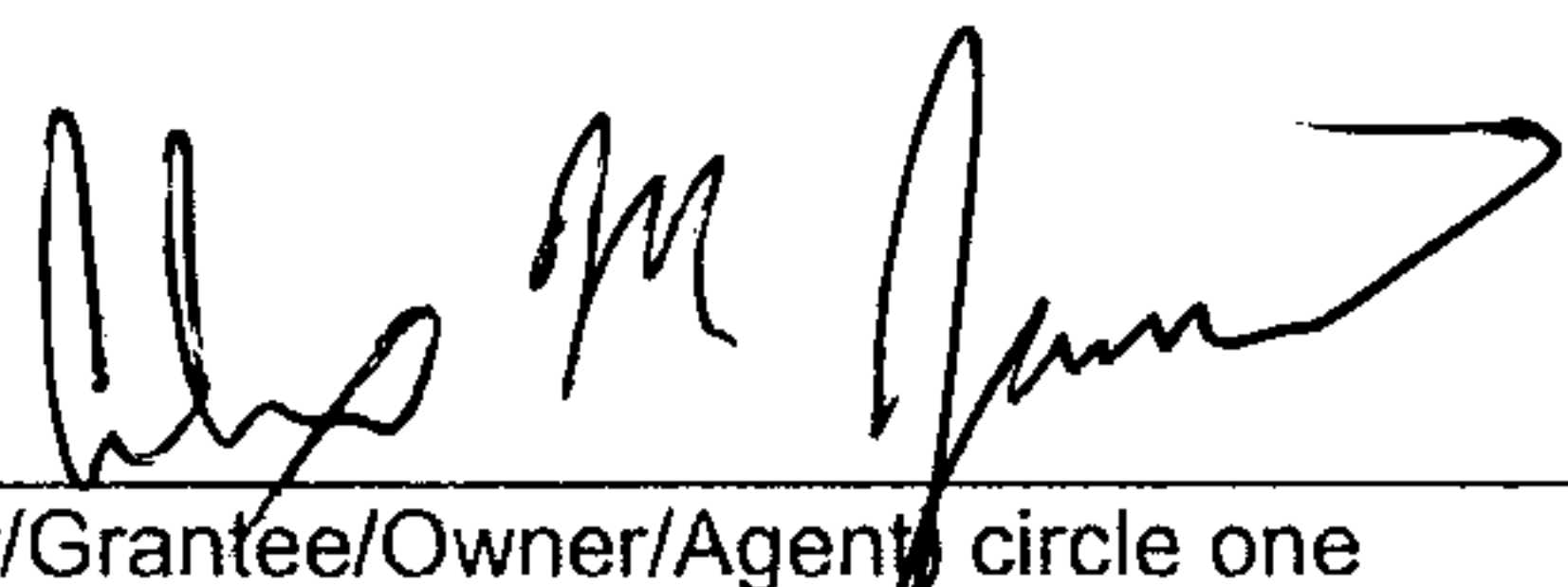
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/21/2014

Print Alex M. James

Unattested Sign _____
(verified by)


(Grantor/Grantee/Owner/Agent circle one)



20140902000274820 3/3 \$22.50
Shelby Cnty Judge of Probate, AL
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