

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

Send Tax Notice To:
John Webster Bowen and Brenda Smith Bowen
251 Highland Park Dr.
Birmingham, AL 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twelve Thousand Five Hundred and 00/100 (\$412,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Catherine J. Nikoden, and husband, Charles S. Nikoden**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **John Webster Bowen and Brenda Smith Bowen**, (hereinafter referred to as GRANTEEES), 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 1705A, according to the Re-Subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, Page 90 A&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, 17th Sector, Phase I, recorded as Instrument No. 2000-41317 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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.

\$160,000.00 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 GRANTEEES, 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 GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS has hereunto set her hand and seal this the 3rd day of September, 2014.

Catherine J. Nikoden

Catherine J. Nikoden

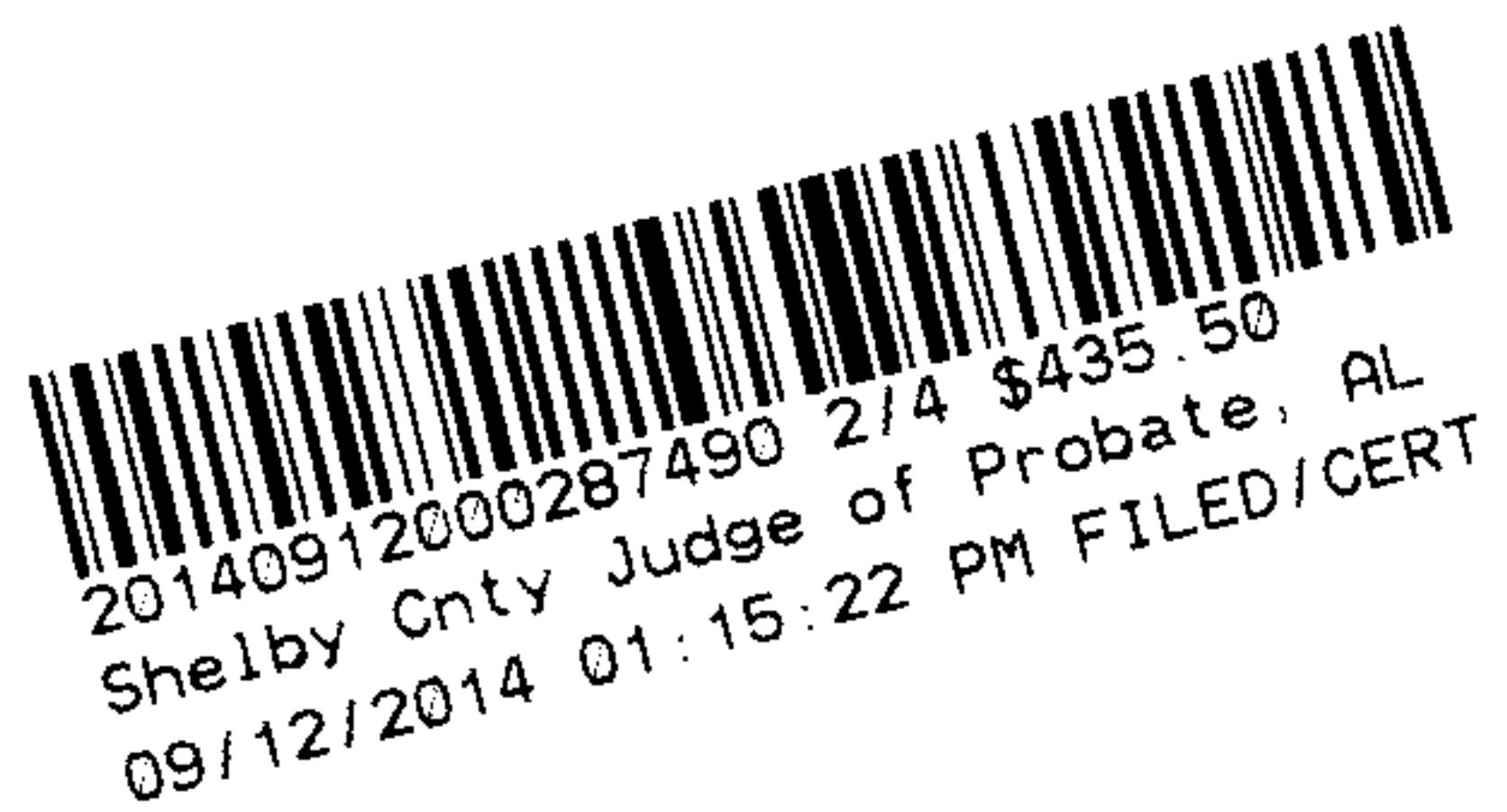
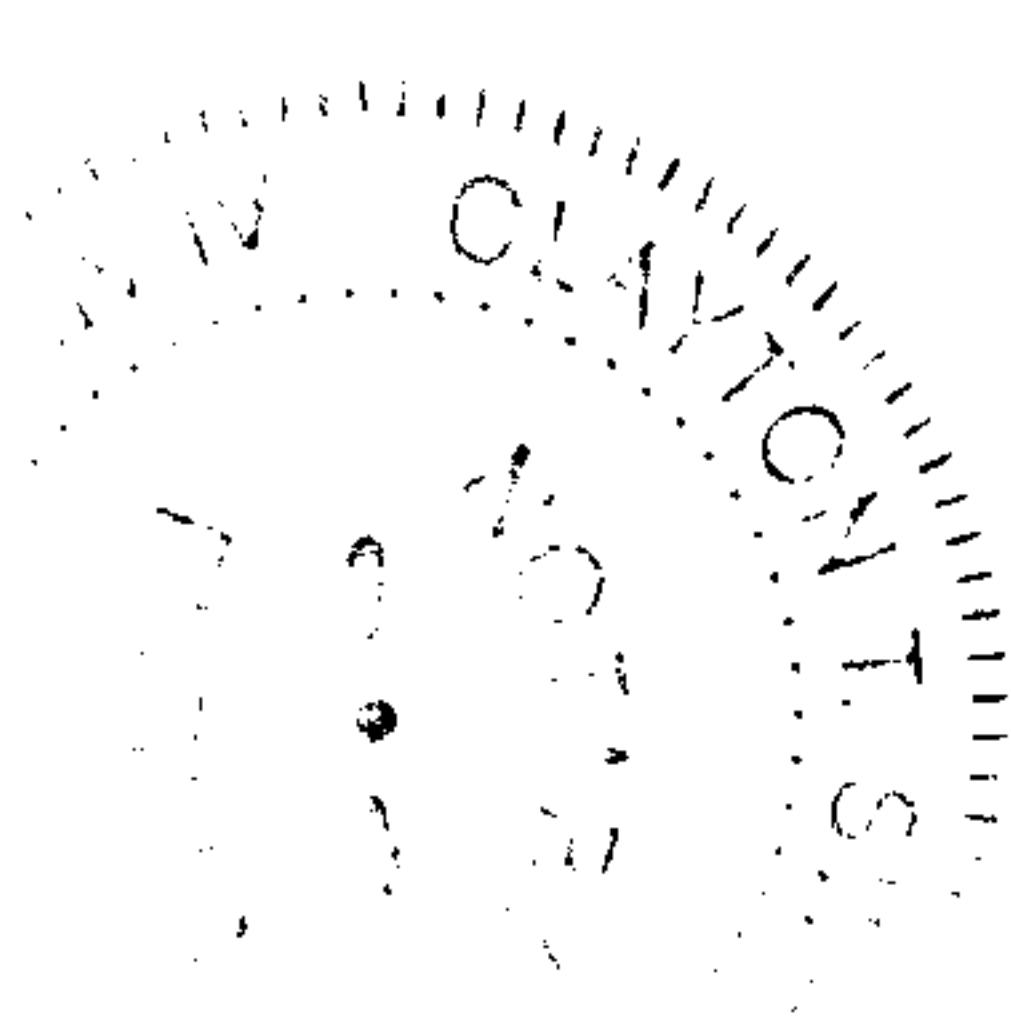
STATE OF ALABAMA)
:)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Catherine J. Nikoden, a married woman, 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 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 3rd day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 6-5-2015



IN WITNESS WHEREOF, said GRANTORS has hereunto set his hand and seal this the 28 day of
September, 2014.

AUGUST



Charles S. Nikoden

Charles S. Nikoden

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles S. Nikoden, a married man, 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 he executed the same voluntarily on the day the same bears date.

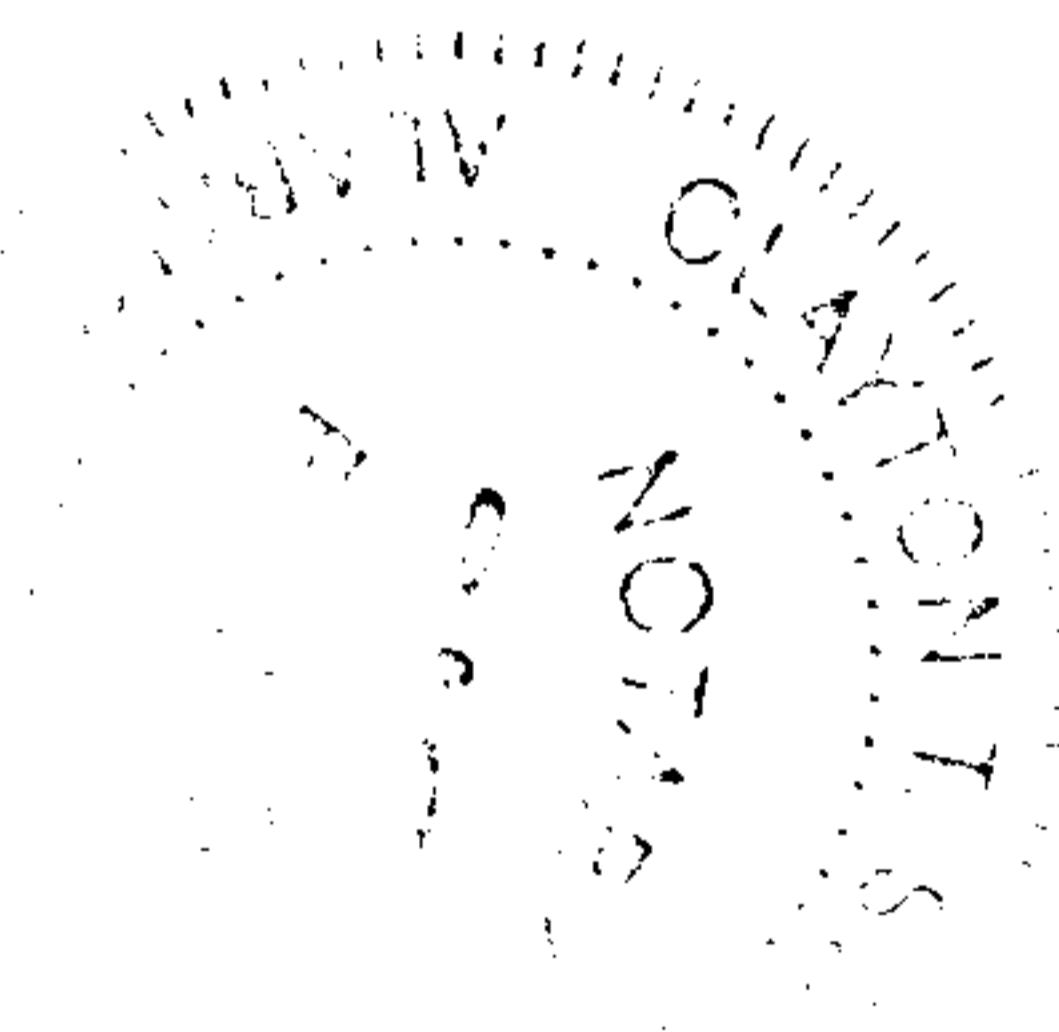
AUGUST

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of ~~September~~^{August}, 2014.

NOTARY PUBLIC

My Commission Expires:

65-2015



Real Estate Sales Validation Form

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

Grantor's Name	Catherine J. Nikoden Charles S. Nikoden	Grantee's Name	John Webster Bowen Brenda Smith Bowen
Mailing Address	1412 Lake Heather Reserve Birmingham, AL 35242	Mailing Address	251 Highland Park Dr. Birmingham, AL 35242
Property Address	251 Highland Park Dr. Birmingham, AL 35242	Date of Sale	<u>September 3, 2014</u>
		Total Purchase Price	\$ <u>412,500.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____


20140912000287490 4/4 \$435.50
Shelby Cnty Judge of Probate, AL
09/12/2014 01:15:22 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other – Tax assessor's market value
<input checked="" type="checkbox"/> Closing Statement	<input type="checkbox"/> 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.

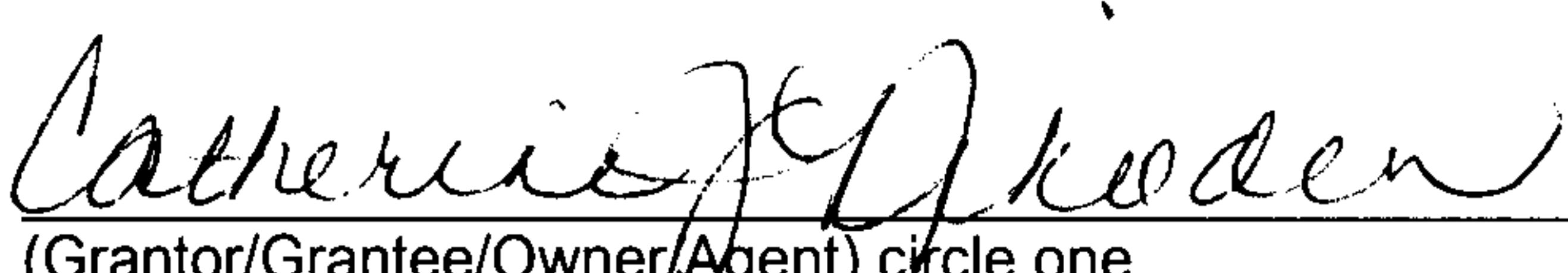
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

Print Catherine J. Nikoden and Charles S. Nikoden

Unattested Sign _____
(verified by)


(Grantor/Grantee/Owner/Agent) circle one