



20141009000318060 1/3 \$245.00
 Shelby Cnty Judge of Probate, AL
 10/09/2014 09:03:54 AM FILED/CERT

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

Send Tax Notice To:
 Joyce L. Brooks and James L. Hammond
 2021 Drayton Place
 Birmingham, AL 35242

STATE OF ALABAMA)

)

STATUTORY JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Fifty Thousand and 00/100 (\$450,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ridge Crest Properties, LLC, an Alabama limited liability comp** (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, **Joyce L. Brooks and James L. Hammond**, (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 22-78, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94 A-C, 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 Instrument #1996-17543 and further amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument No. 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

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.

\$225,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

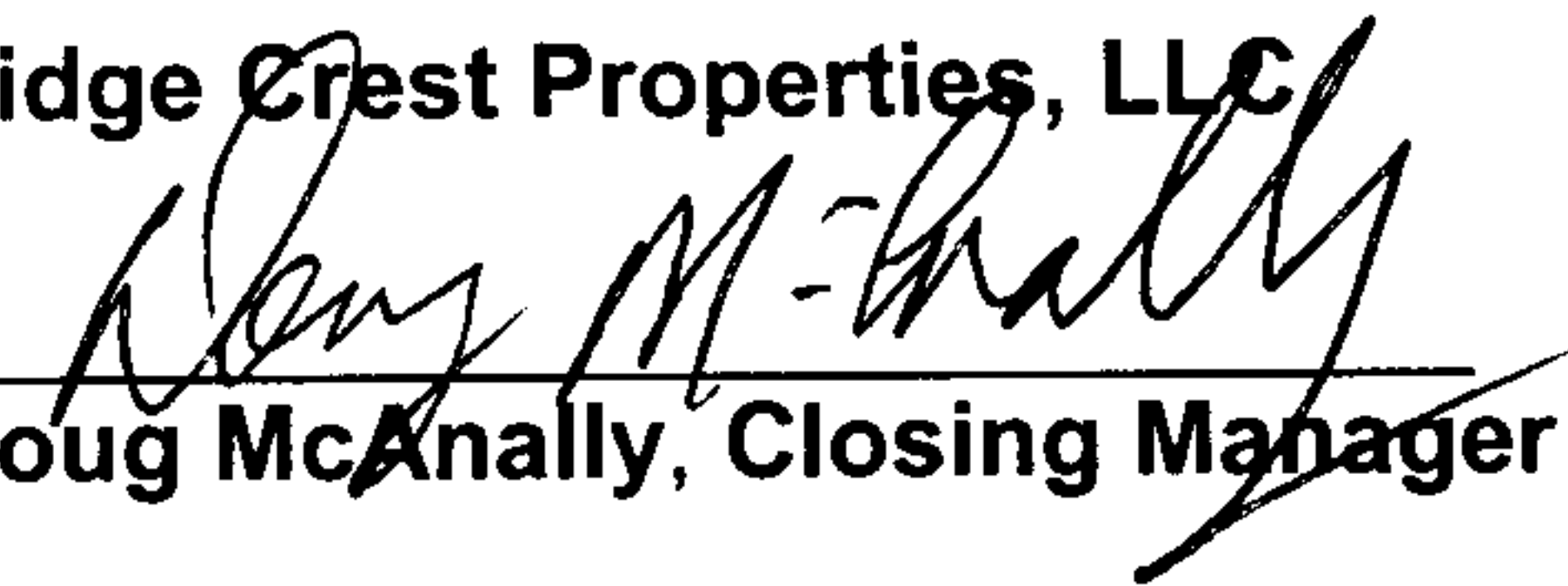
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple,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

Shelby County, AL 10/09/2014
 State of Alabama
 Deed Tax: \$225.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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

Ridge Crest Properties, LLC


Doug McAnally, Closing Manager


201410090000318060 2/3 \$245.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

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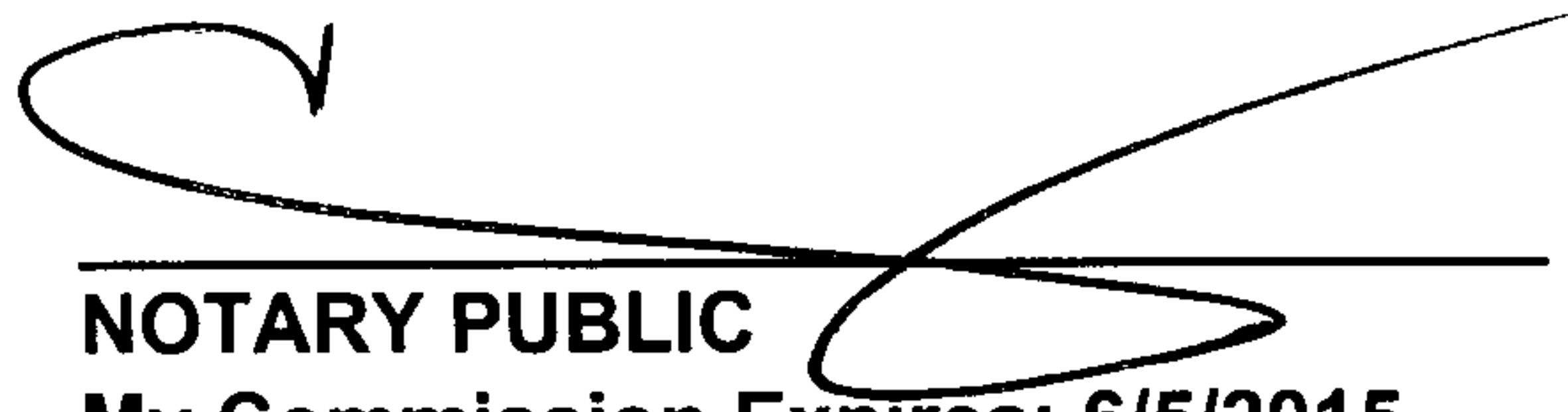
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COUNTY OF JEFFERSON

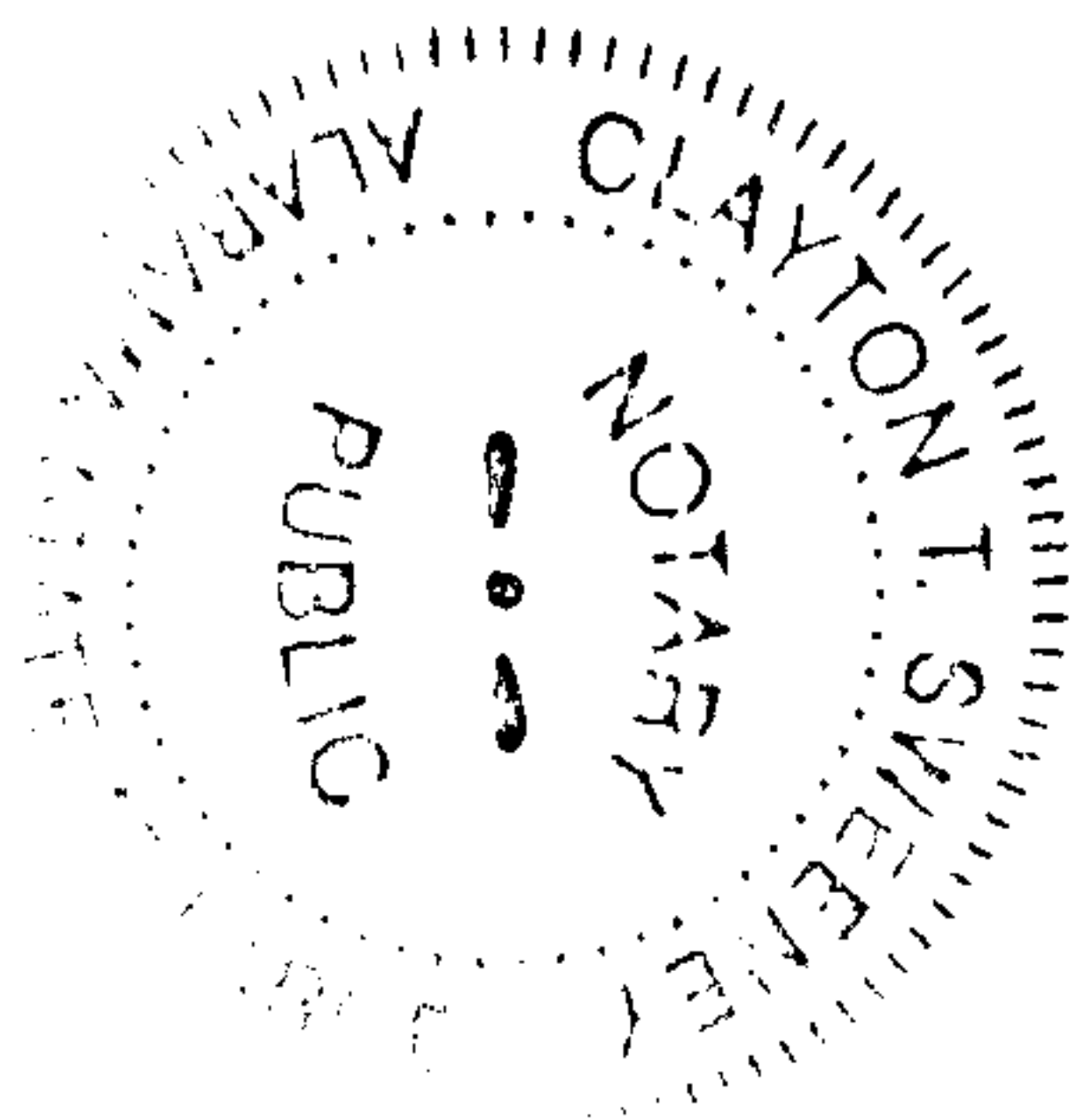
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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Doug McAnally, whose name as Closing Manager of Ridge Crest Properties, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said limited liability company.

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


NOTARY PUBLIC

My Commission Expires: 6/5/2015



Real Estate Sales Validation Form

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

Grantor's Name Ridge Crest Properties, LLC

Grantee's Name Joyce L. Brooks
James L. Hammond

Mailing Address 13521 Hwy. 280, Ste. 101
Birmingham, AL 35242

Mailing Address 2021 Drayton Place
Birmingham, AL 35242

2021 Drayton Place
Birmingham, AL 35242

Date of Sale October 3, 2014

Total Purchase Price \$ 450,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20141009000318060 3/3 \$245.00
Shelby Cnty Judge of Probate, AL
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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
☐ 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 _____

Ridge Crest Properties, LLC
Print by: Doug McAnally, Closing Manager

Unattested

(verified by)

Sign Doug McAnally
(Grantor/Grantee/Owner/Agent) circle one