

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

Send Tax Notice To:
Lisa M. LaCally and Gabriel H. LaCally
2529 Marcal Road
Birmingham, AL 35244

STATE OF ALABAMA

)

JOINT SURVIVORSHIP DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seventy-Four Thousand and 00/100 (\$274,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Timothy M. Tech and wife Kirsten C. Tech**, (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, **Lisa M. LaCally and Gabriel H. LaCally**, (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:

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 Section 16, Township 19 South of the Huntsville Baseline, Range 2 West of the Huntsville Meridian; proceed West along the North line of said 1/4-1/4 section for a distance of 220.0 feet; turn an angle to the left of 49 degrees 38 minutes and proceed a distance of 25.02 feet; turn an angle to the left of 80 degrees 46 minutes and proceed for a distance of 150.0 feet; turn an angle to the right for a distance of 247.63 feet; turn and angle to the left of 2 degrees 24 minutes and proceed for a distance of 30.3 feet; turn an angle to the left of 57 degrees 36 minutes and proceed for a distance of 10.0 feet to the point of beginning; continue along said course for a distance of 120.11 feet; turn an angle to the right of 90 degrees 04 minutes and 05 seconds and proceed for a distance of 217.41 feet; turn an angle to the right of 89 degrees 43 seconds 05 minutes and proceed for a distance of 130.36 feet; turn an angle to the right of 105 degrees 35 minutes 00 seconds and proceed for a distance of 62.76 feet; turn an angle to the left of 17 degrees 35 minutes 55 seconds and proceed for a distance of 157.60 feet to the point of beginning.

All being situated in Shelby Couty, Alabama.

Subject To:

Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

\$219,200.00 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 11/17/2014
State of Alabama
Deed Tax: \$55.00



20141117000362030 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
11/17/2014 01:49:18 PM FILED/CERT

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, executors, administrators, successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs, executors, administrators, successors 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, administrators, successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, executors, administrators, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 4th day of November, 2014.

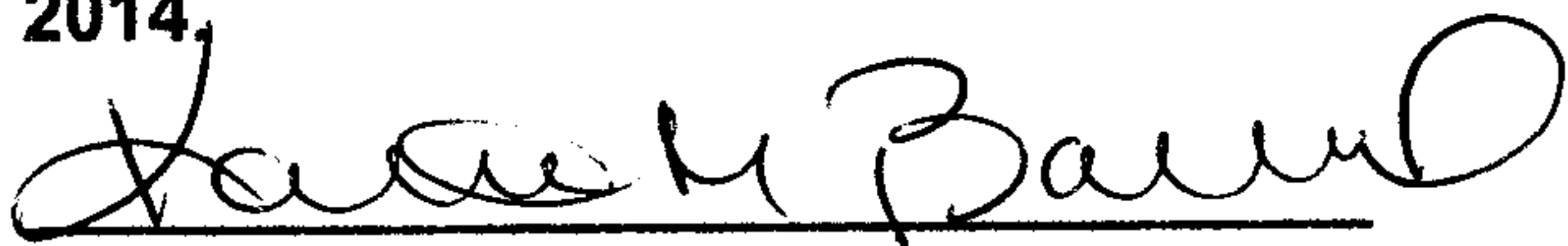

Timothy M. Tech


Kirsten C. Tech

STATE OF NORTH CAROLINA)
 :
COUNTY OF Wake)

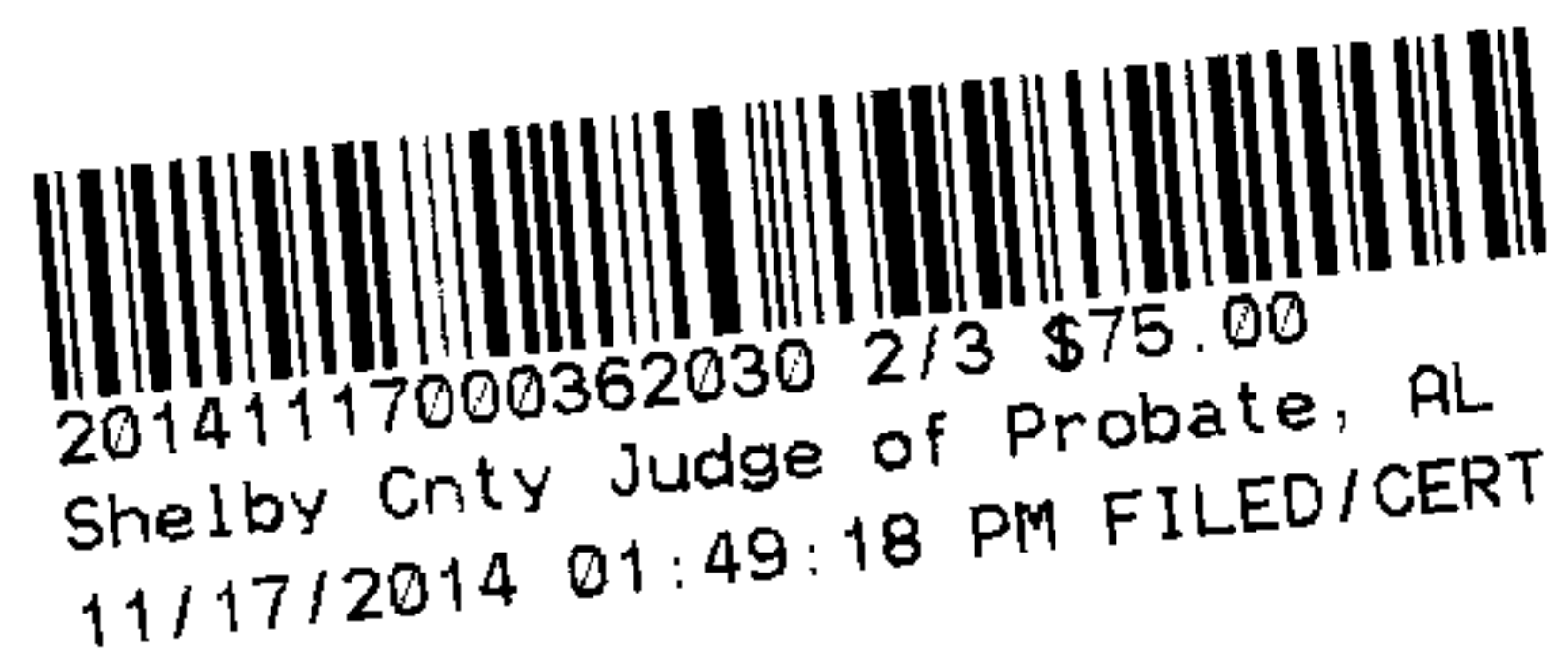
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Timothy M. Tech, and wife Kirsten C. Tech, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4 day of November, 2014,



NOTARY PUBLIC

My Commission Expires: May 13, 2018



Real Estate Sales Validation Form

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

Grantor's Name Timothy M. Tech
Kristen C. Tech
Mailing Address 316 Striped Maple Court
Apex, NC 27539
Property Address 2529 Marcal Road
Birmingham, AL 35244

Grantee's Name Lisa M. LaCally
Gabriel H. LaCally
Mailing Address 2529 Marcal Road
Birmingham, AL 35244

Date of Sale November 51, 2014

Total Purchase Price \$274,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other - property tax redemption

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 11/4/14

Print Timothy M. Tech and Kirsten C. Tech

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

20141117000362030 3/3 \$75.00
Shelby Cnty Judge of Probate, AL
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