

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Norman Robinson  
Jo Robinson  
1031 Waters Edge Circle  
Birmingham, AL 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**20141124000367890  
11/24/2014 08:51:55 AM  
DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Four hundred forty two thousand five hundred and no/100 (\$442,500.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Richard J. Sheriff and Marie M. Sheriff, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Norman Robinson and Jo Robinson** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

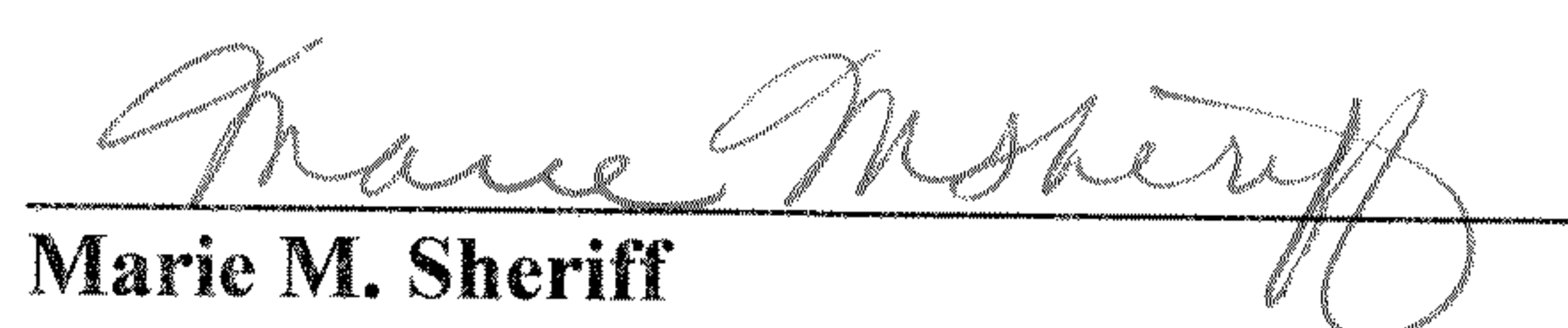
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup> day of October, 2014.

  
Richard J. Sheriff

  
Marie M. Sheriff

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Richard J. Sheriff and Marie M. Sheriff, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of October, 2014.

**KELLY B. FURGESON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 21, 2018**

  
Notary Public  
My Commission Expires: 10-21-2018



## EXHIBIT "A"

Lot 372, according to the Map of Highland Lakes, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, Page 165, in the Probate Office of SHELBY County, ALABAMA.

Together with a non-exclusive 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 in Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 3<sup>rd</sup> Sector, Phase IV, as recorded in Instrument No. 2000-29632 in the Probate Office of Shelby County, Alabama, (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



# Real Estate Sales Validation Form

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

Grantor's Name Richard J. Sheriff  
Mailing Address Marie M. Sheriff  
1037 Wicklow Lane  
Birmingham, AL 35242

Grantee's Name Norman Robinson  
Mailing Address Jo Robinson  
1031 Waters Edge Circle  
Birmingham, AL 35242

Property Address 1031 Waters Edge Circle  
Birmingham, AL 35242

Date of Sale 10/30/2014  
Total Purchase Price \$442,500.00

or  
Actual Value \$

or  
Assessor's Market Value \$

**20141124000367890 11/24/2014**

**08:51:55 AM DEEDS 3/3**

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

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 10/30/14

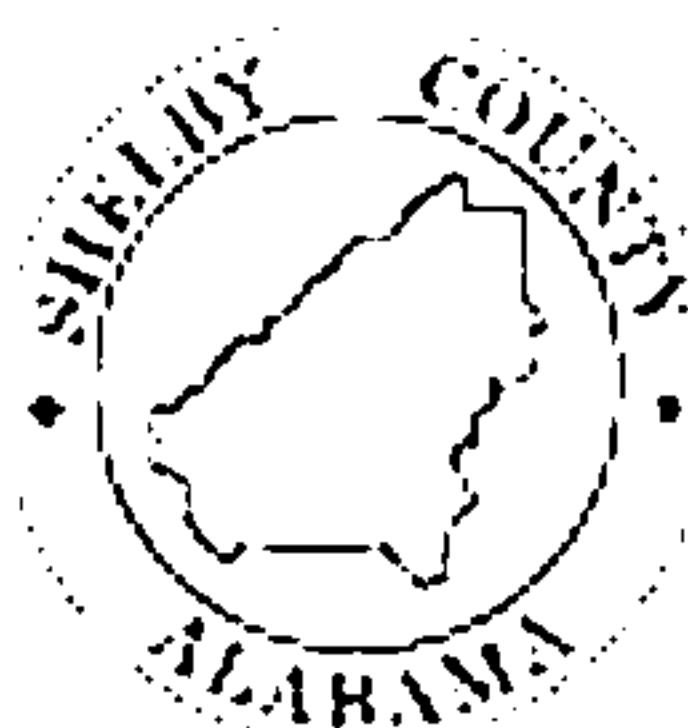
Print Kelly B. Furgerson

☐ Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Form RT-1**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/24/2014 08:51:55 AM  
\$462.50 CHERRY  
20141124000367890

[Signature]