

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

Send Tax Notice To:  
Joe King and Doris King  
133 Austin Circle  
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 Thirty-One Thousand and 00/100 (\$431,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Leon L. Chadwick, an unmarried 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, **Joe King and Doris King**, (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 2713, according to the Survey of Highland Lakes, 27th Sector, an Eddleman Community, as recorded in Map Book 32, Page 20, 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, 27th Sector, recorded as Instrument No. 20031010000683520 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 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

Leon L. Chadwick is one and the same person as Leon Lee Chadwick, Sr.

Leon L. Chadwick is the surviving grantee in that certain deed recorded in Instrument No. 2004080400035760; the other grantee, Billie C. Chadwick, having died on or about December 8, 2012.

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



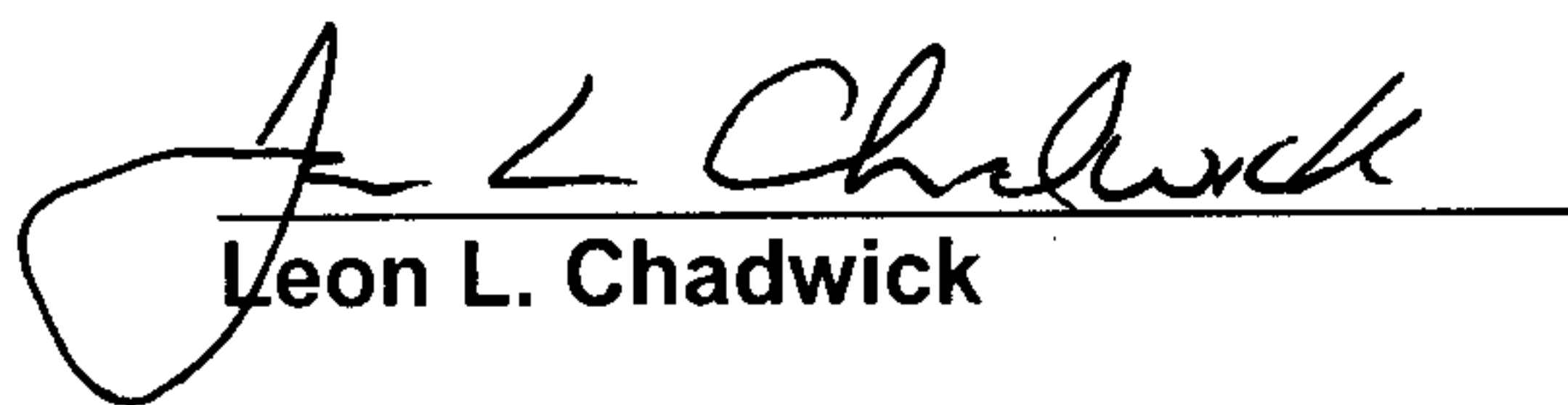
20150113000013050 1/3 \$451.00  
Shelby Cnty Judge of Probate, AL  
01/13/2015 12:02:46 PM FILED/CERT

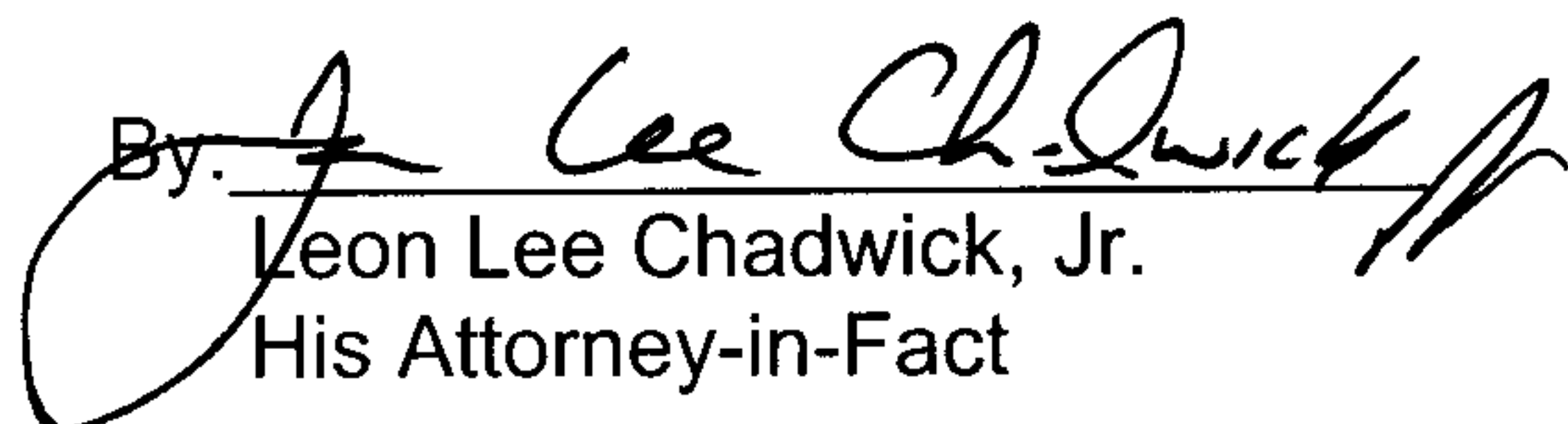
Shelby County, AL 01/13/2015  
State of Alabama  
Deed Tax: \$431.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 29th day of December, 2014.

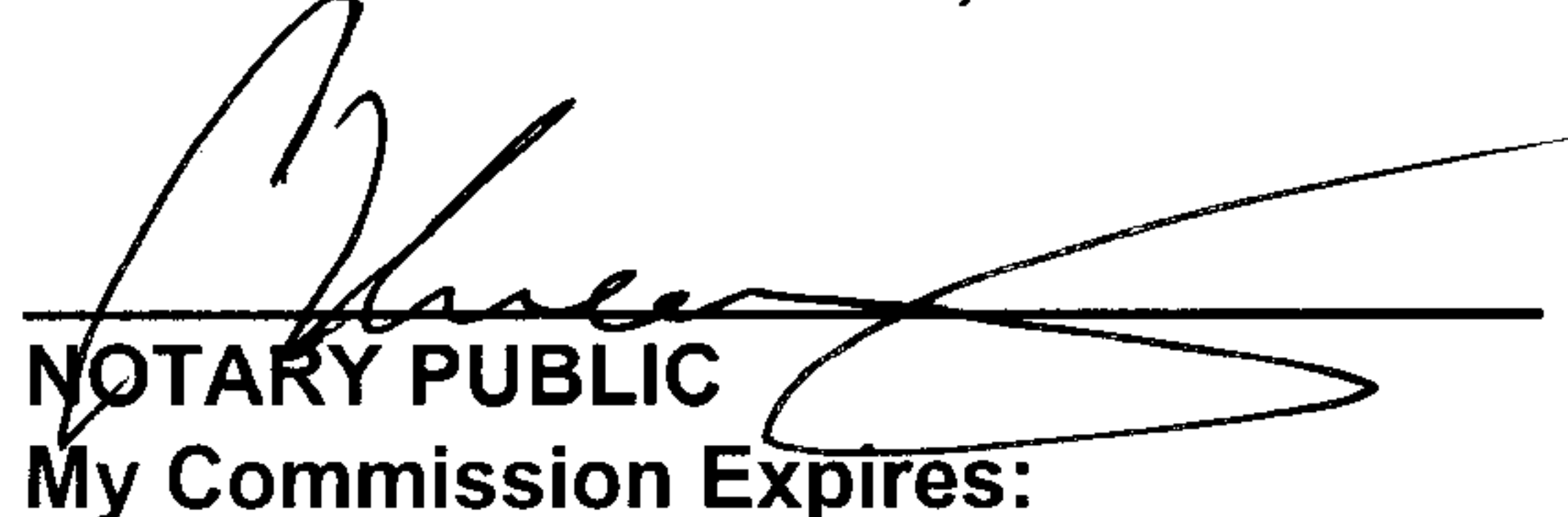
  
Leon L. Chadwick

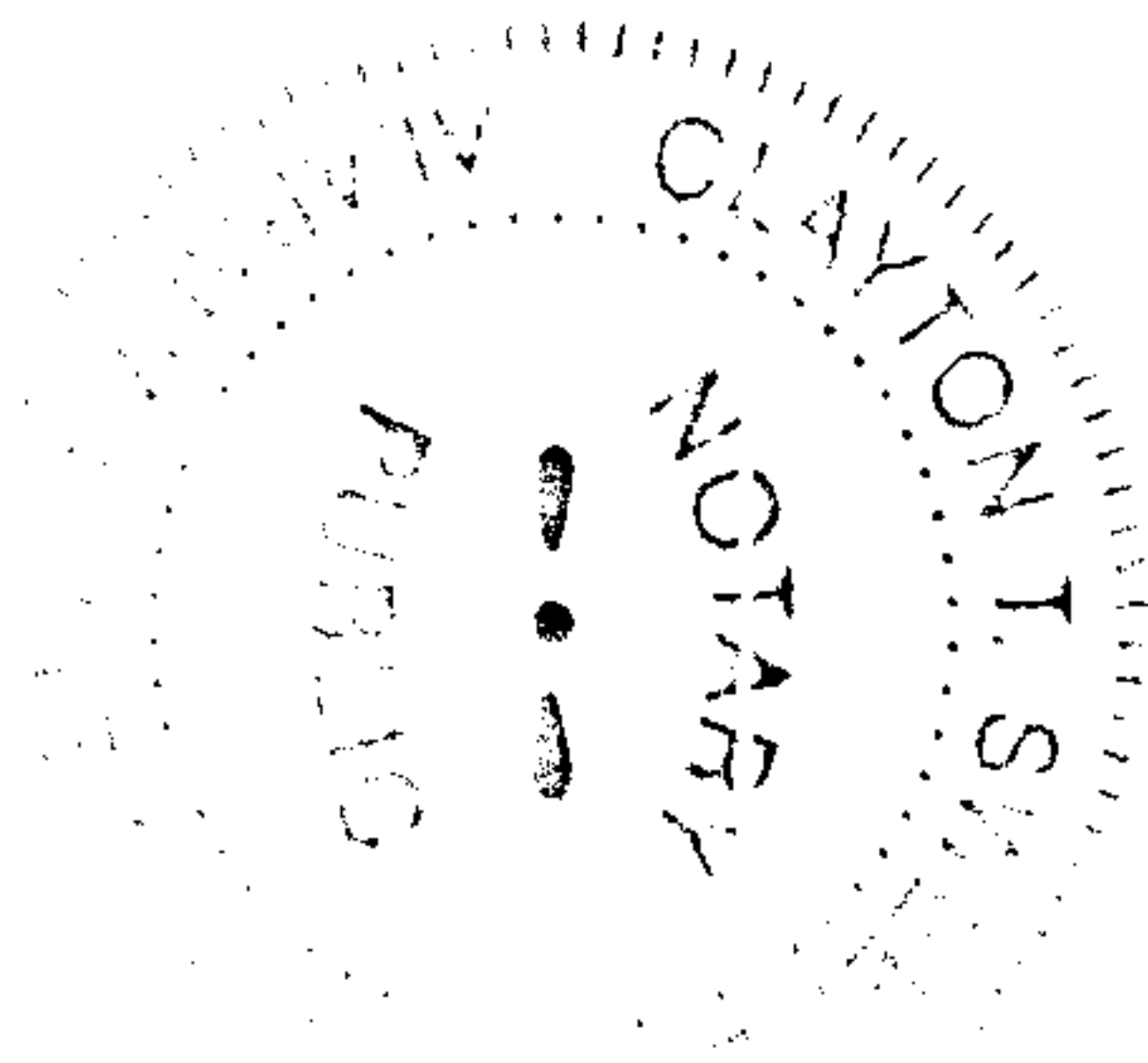
By:   
Leon Lee Chadwick, Jr.  
His Attorney-in-Fact


STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Leon Lee Chadwick, Jr. in his capacity as Attorney-in-Fact for Leon L. Chadwick, an unmarried man, pursuant to that certain Durable Power of Attorney recorded in Instrument No. 20150113000013040, in the Probate Office of Shelby County, Alabama, 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, as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of December, 2014.

  
NOTARY PUBLIC  
My Commission Expires:



  
20150113000013050 2/3 \$451.00  
Shelby Cnty Judge of Probate, AL  
01/13/2015 12:02:46 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 Leon L. Chadwick

Grantee's Name Joe King and Doris King

Mailing Address 2572 Dolly Ridge Road  
Vestavia, AL 35243

Mailing Address 133 Austin Circle  
Birmingham, AL 35242

Property Address 133 Austin Circle  
Birmingham, AL 35242

Date of Sale December 29, 2014

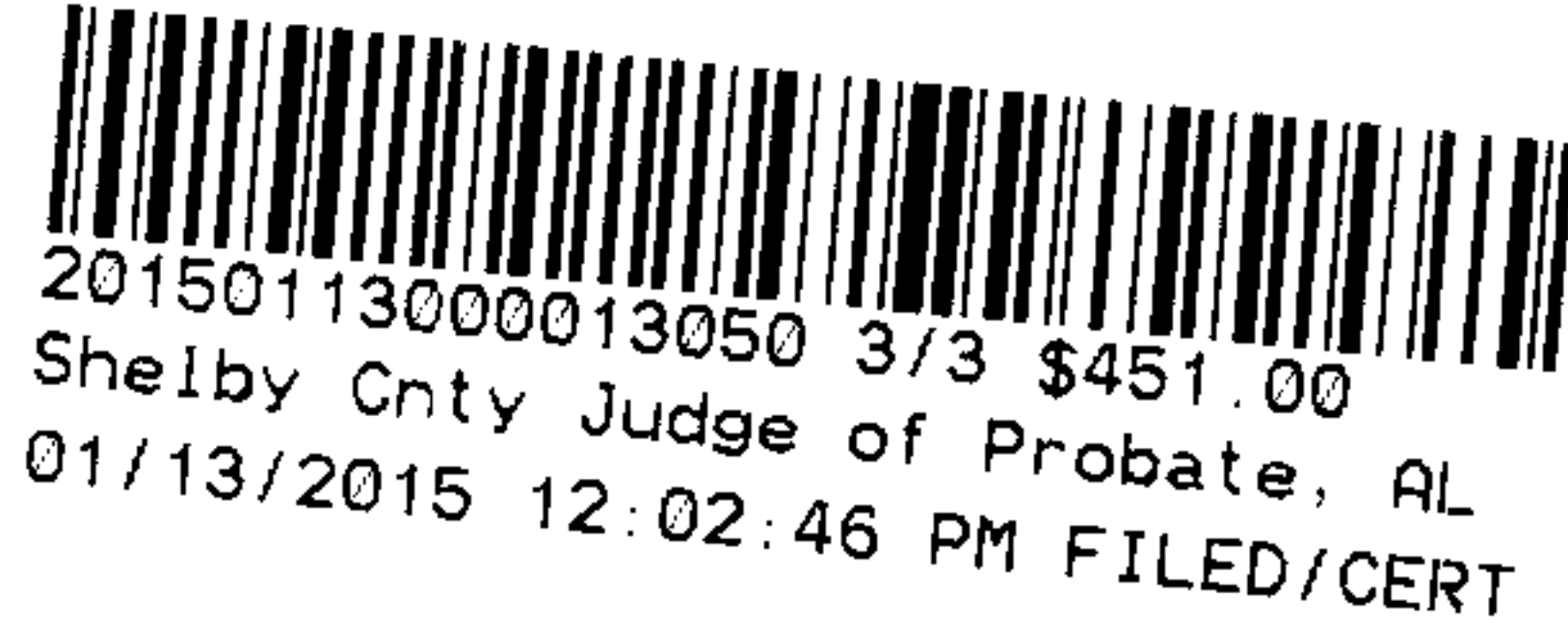
Total Purchase Price \$ 431,000.00

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/ Assessor's Appraised Value  
☐ Sales Contract ☐ Other - property tax redemption  
☒ Closing Statement

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

Leon L. Chadwick  
Print by: Leon Lee Chadwick, Jr. His attorney in fact

Unattested  
(verified by)

Sign Leon L. Chadwick  
(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW