

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

Send Tax Notice To:
James R. Williams and Kathryn H. Williams
1022 Westwick Circle
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Eighty Seven Thousand Five Hundred and No/100 Dollars (\$387,500.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Amber N. Wagner and husband, Raymond S. Wagner**, (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, **James R. Williams and Kathryn H. Williams**, (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 1211, according to the Survey of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, in the Probate Office of 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 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, 12th Sector, Phase I, recorded as Instrument No. 2000-20771 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Lot 112, 2nd Amendment to the Amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A-E, in the Office of the Judge of Probate of Shelby County, 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.

\$140,000.00 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.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTOR'S heirs, executors and administrators

Shelby County, AL 05/20/2015
State of Alabama
Deed Tax: \$247.50


20150520000167220 1/3 \$267.50
Shelby Cnty Judge of Probate, AL
05/20/2015 10:35:07 AM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 13 day of December, 2014.

Shawn King
Witness

Amber N. Wagner
Amber N. Wagner

Shawn King
Witness

Raymond S. Wagner
Raymond S. Wagner

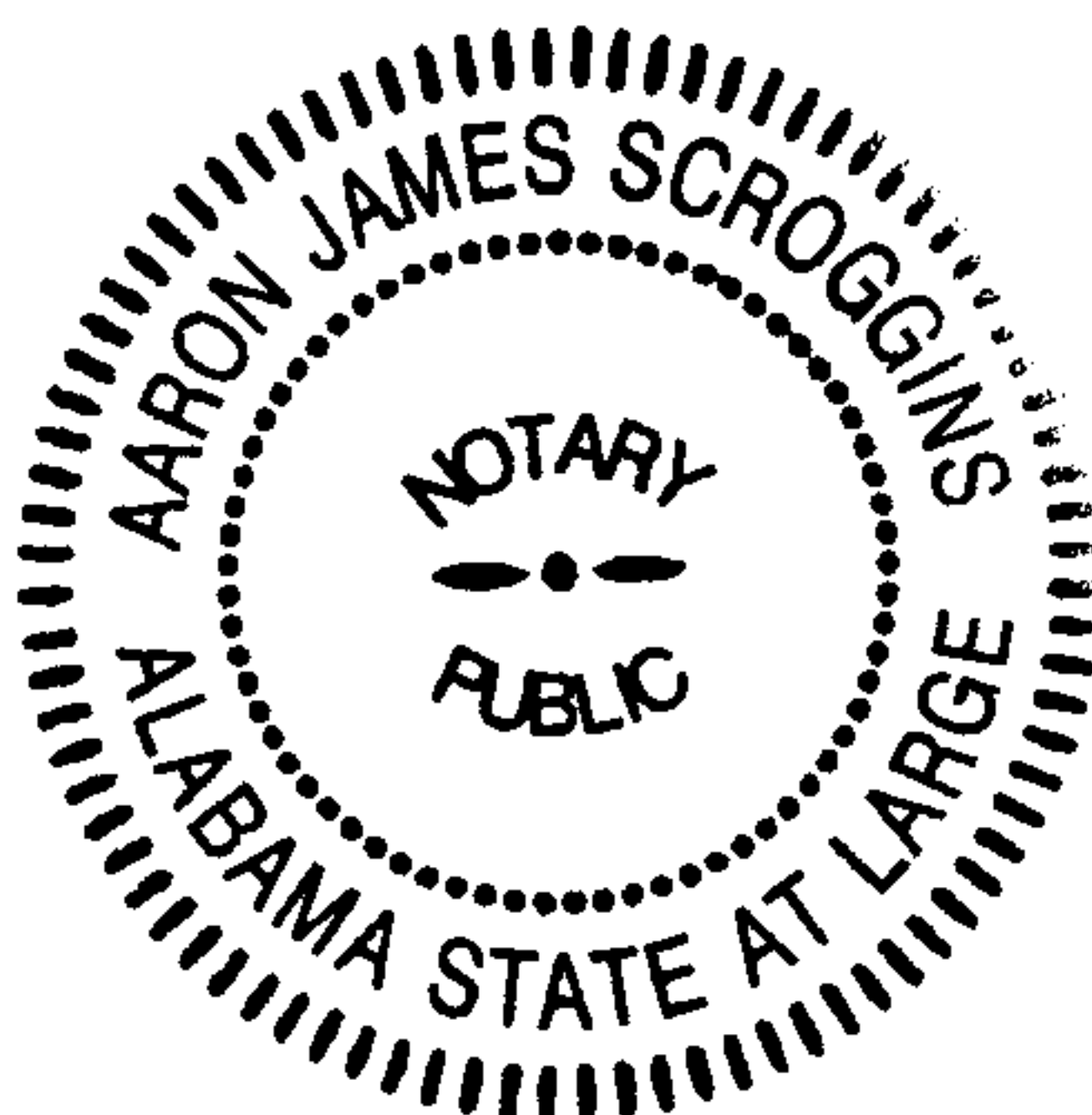
STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Amber N. Wagner, a married woman, 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, 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 13 day of December, 2014.

Aaron James Scroggin
NOTARY PUBLIC
My Commission Expires: 06/19/16



(must affix seal)

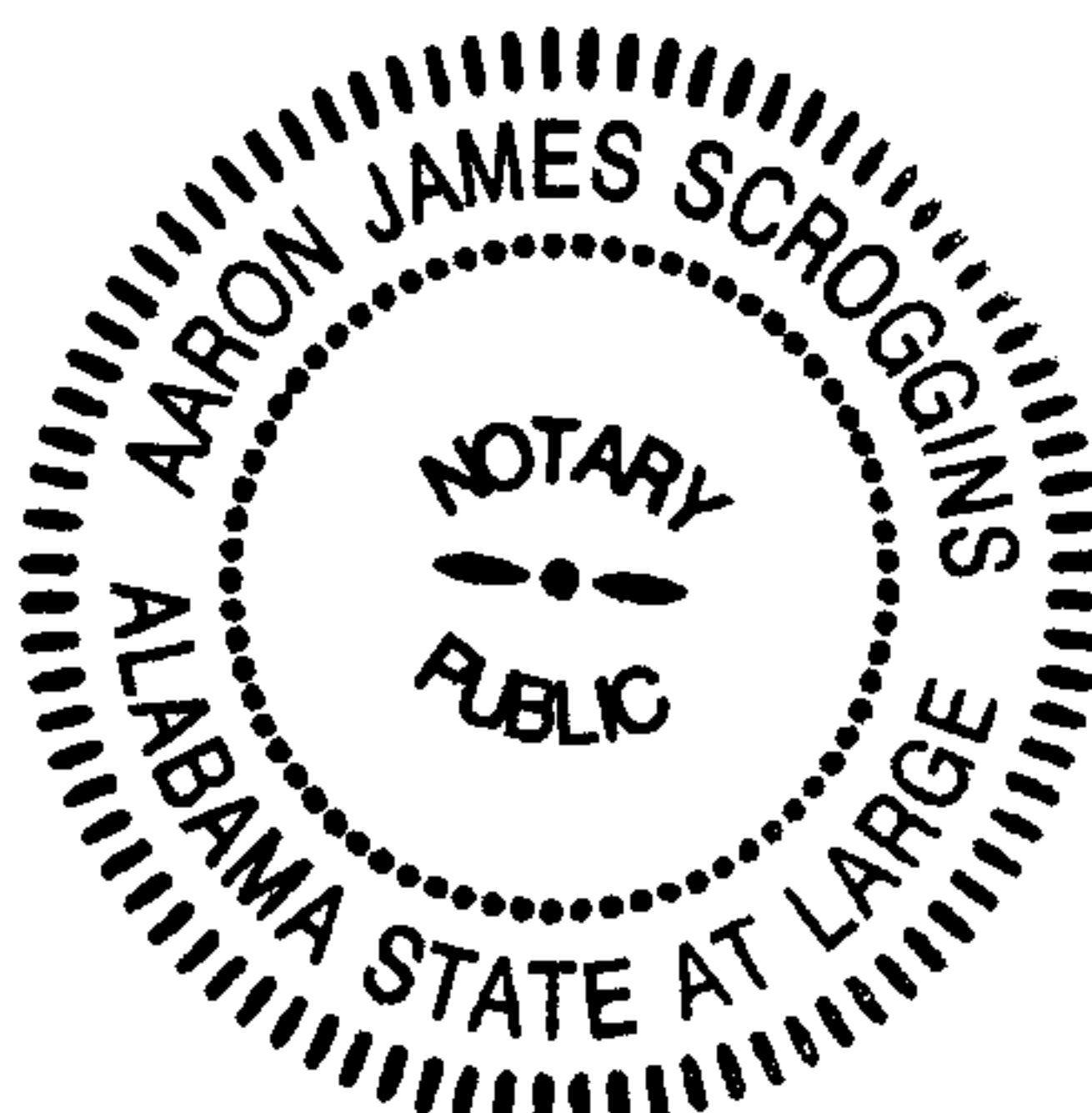
STATE OF Alabama

COUNTY OF Jefferson

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13 day of December, 2014.

Aaron James Scroggin
NOTARY PUBLIC
My Commission Expires: 06/19/16



(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	James R. Williams and Kathryn H. Williams	Grantee's Name	James R. Williams Kathryn H. Williams
Mailing Address	c/o Weichert Workforce Mobility, Inc. 120 Longwater Drive Suite 106 Norwell, MA 02061	Mailing Address	1022 Westwick Circle Birmingham, AL 35242
Property Address	1022 Westwick Circle Birmingham, AL 35242	Date of Sale	May 15, 2015

Total Purchase Price	\$ 387,500.00
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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | |
| <input checked="" type="checkbox"/> 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 _____

Weichert Workforce Mobility, Inc.
Print By: Clayton T. Sweeney, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent/Attorney)



20150520000167220 3/3 \$267.50
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