

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

Send Tax Notice To:  
Gary L. Brackeen and Julia B. Brackeen  
552 Sheffield Way  
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 One Thousand Nine Hundred Ninety-Four and 98/100 (\$401,994.98)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ridge Crest Properties, LLC** (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, **Gary L. Brackeen and Julia B. Brackeen**, (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 22-90, 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 2015 and subsequent years not yet due and payable until October 1, 2015.  
Existing covenants and restrictions, easements, building lines and limitations of record.

\$300,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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 07/13/2015  
State of Alabama  
Deed Tax:\$102.00

  
20150713000234740 1/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
07/13/2015 09:30:32 AM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized closing manager hereunto set its hand and seal this the 2nd day of July, 2015.

Ridge Crest Properties, LLC

By:

  
Doug McNally, Closing Manager



20150713000234740 2/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
07/13/2015 09:30:32 AM FILED/CERT

STATE OF ALABAMA

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COUNTY OF JEFFERSON

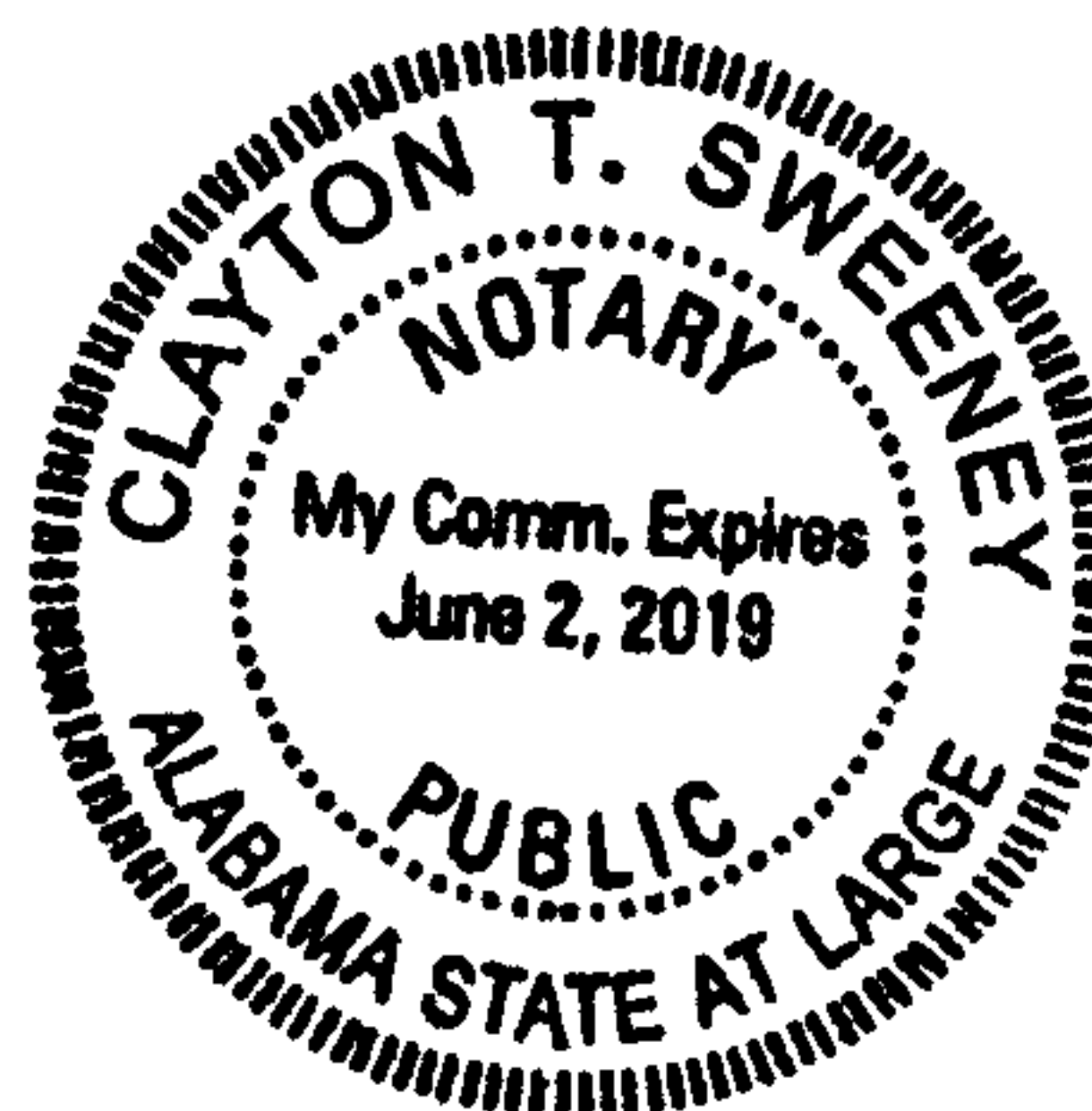
)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Doug McNally, 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 closing manager 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 2nd day of July, 2015.

  
NOTARY PUBLIC

My Commission Expires: 6/2/2019





# 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	Gary L. Brackeen and Julia B. Brackeen
Mailing Address	13521 Hwy. 280, Ste. 101 Birmingham, AL 35242	Mailing Address	552 Sheffield Way Birmingham, AL 35242
Property Address	552 Sheffield Way Birmingham, AL 35242	Date of Sale	July 2, 2015
		Total Purchase Price	\$ 401,994.98
		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  
☐ Other  
☐ Deed

  
20150713000234740 3/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
07/13/2015 09:30:32 AM FILED/CERT

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 McNally, Closing Manager

\_\_\_\_\_  
Unattested  
(verified by)

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