

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

Send Tax Notice To:
J. Clinton Meyer and Cheryl H. Meyer
1062 Highland Park Place
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 Eighty-Five Thousand and 00/100 (\$485,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Matthew F. Hoyle and wife, Charlene J. Perkins-Hoyle**, (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, **J. Clinton Meyer and Cheryl H. Meyer**, (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 2020, according to the Map and Survey of Highland Lakes, 20th Sector, Phase II, an Eddleman Community, as recorded in Map Book 33, Page 104, 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, 20th Sector, Phase II recorded as Instrument No. 20040728000419410 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.

\$385,000.00 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 GRANTORS' 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.

Shelby County, AL 07/13/2015
State of Alabama
Deed Tax: \$100.00


20150713000234900 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
07/13/2015 09:30:48 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 1st day of ~~July~~, 2015.


Matthew F. Hoyle


Charlene J. Perkins-Hoyle

STATE OF OHIO)
COUNTY OF Hamilton)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Matthew F. Hoyle, and wife, Charlene J. Perkins-Hoyle, 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 1st day of ~~July~~, 2015.


NOTARY PUBLIC
My Commission Expires:

(Must Affix Seal)



DAVID C. MCCHESENEY
Notary Public, State of Ohio
My Commission Expires
November 2, 2015


20150713000234900 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
07/13/2015 09:30:48 AM 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 Matthew F. Hoyle and
Charlene J. Perkins-Hoyle
4039 Andora Blvd.

Grantee's Name J. Clinton Meyer and
Cheryl H. Meyer
1062 Highland Park Place

Mailing Address Amelia, OH 45102

Mailing Address Birmingham, AL 35242

Property Address 1062 Highland Park Place
Birmingham, AL 35242

Date of Sale July 2, 2015

Total Purchase Price \$ 485,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20150713000234900 3/3 \$120.00
Shelby Cnty Judge of Probate, AL
07/13/2015 09:30:48 AM FILED/CERT

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

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 7-1-2015

Print Matthew F. Hoyle and Charlene J. Perkins-Hoyle

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one