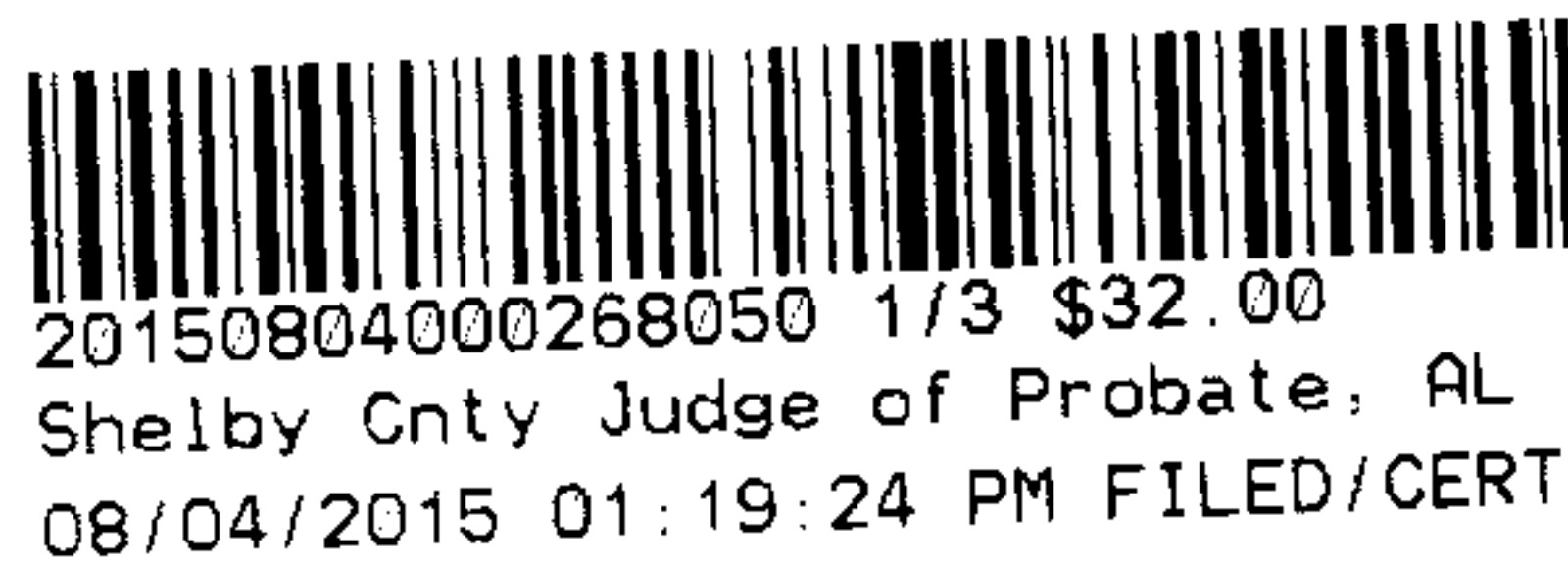


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
William Todd Kirkwood and Kristy Lee
Kirkwood
6046 Forest Lakes Cove
Sterrett, AL 35147



STATE OF ALABAMA

/

JOINT SURVIVORSHIP DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Twelve Thousand and 00/100 (\$12,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Glenn McGalliard, a married man and Reggie McGalliard, a married man** (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, **William Todd Kirkwood and Kristy Lee Kirkwood**, (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:

Commence at the Southeast corner of Section 22, Township 19 South, Range 1 East; thence run West along the South line of said 1/4 - 1/4 Section a distance of 574.46 feet to the point of beginning; thence continue in the same direction along the South line of said Section a distance of 112.48 feet; thence turn an angle of 62 degrees 45 minutes to the right and run a distance of 300.54 feet to the Southeast right of way of Old State Highway No. 280; thence turn an angle of 89 degrees 47 minutes to the right and run along said right of way a distance of 100.00 feet; thence turn an angle of 90 degrees 13 minutes to the right and run a distance of 352.42 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, 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.

The Grantors herein retain unto Glenn McGalliard a license to use a power pole situated on the subject property which serves the manufactured home located on an adjacent tract owned by Glenn McGalliard. The license retained herein shall terminate automatically upon the sale of or transfer of title to the adjacent property by Glenn McGalliard or upon the cessation of use of the manufactured home by Glenn McGalliard as his principal residence.

The property conveyed herein does not constitute the homestead of the grantor nor that of their respective spouse.

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

hjm

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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of July, 2015.


Glenn McGalliard

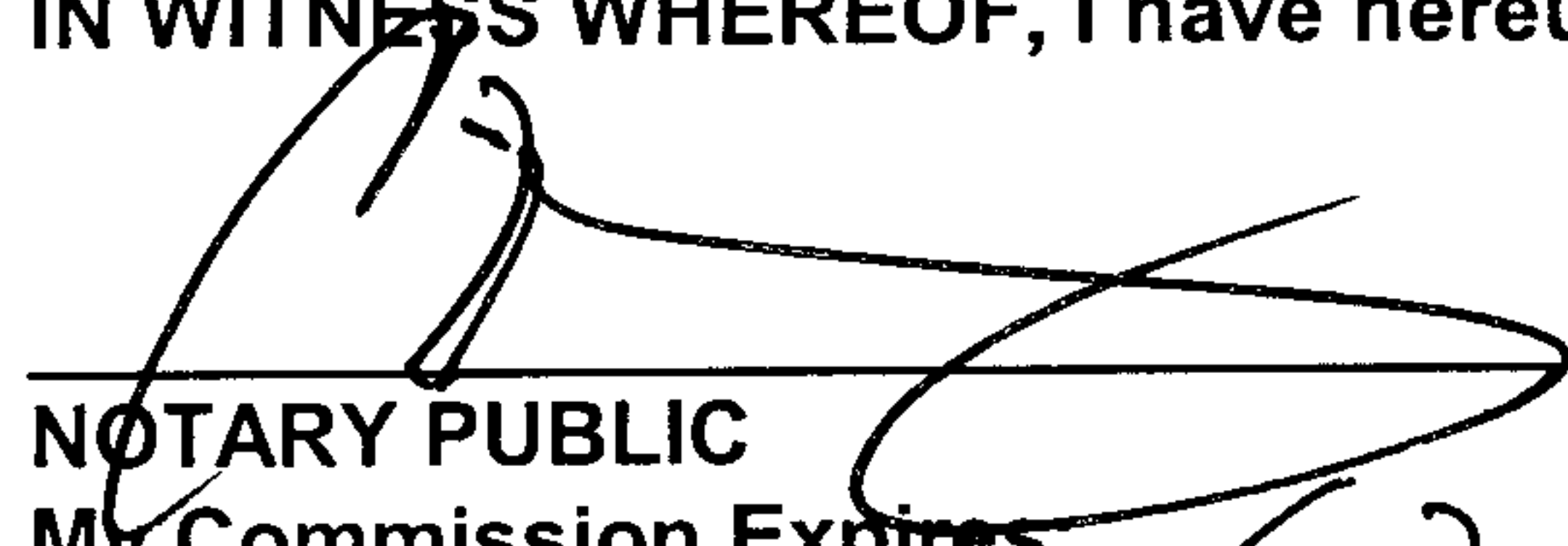

Reggie McGalliard


20150804000268050 2/3 \$32.00
Shelby Cnty Judge of Probate, AL
08/04/2015 01:19:24 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Glenn McGalliard, a married man Reggie McGalliard , 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 29th 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
Glenn McGalliard and
Reggie McGalliard

Grantee's Name
William Todd Kirkwood and
Kristy Lee Kirkwood

Mailing Address
3381 Westover Road
Westover, AL 35147

Mailing Address
6046 Forest Lakes Cove
Sterrett, AL 35147

Property Address
3403 Westover Road
Westover, AL 35147

Date of Sale
July 29, 2015

Total Purchase Price \$ 12,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20150804000268050 3/3 \$32.00
Shelby Cnty Judge of Probate, AL
08/04/2015 01:19:24 PM 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
☐ Other – property tax redemption

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 _____

Print Glenn McGalliard and Reggie McGalliard

Unattested

(verified by)

Sign Glenn McGalliard Reggie McGalliard
(Grantor/Grantee/Owner/Agent) circle one