STATUTORY WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Michael T. Gregory
Jennifer J. Gregory
401 N. Highland Ridge Ln.
Chelsea, AL 35043

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred ninety** thousand and no/100 (\$390,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **Joseph Property Development**, **LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael T. Gregory and Jennifer J. Gregory** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 18, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$312,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, the said grantor Joseph Property Development, LLC, by Leo E. Joseph, Jr., its Managing Member, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 4th day of August, 2015.

Joseph Property Development, LLC

By: Leo E. Joseph, Jr. Its: Managing Member

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Leo E. Joseph, Jr., whose name as Managing Member of Joseph Property Development, LLC, a limited liability company, is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 4th day of August, 2015.

Notary Public

My Commission Expires:02-22-17

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

Real Estate Sales Validation Form

This	Document must be filed in accor	rdance v	vith Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Joseph Property Development, LLC	Grantee's Name Michael T. Gregory		
Mailing Address	1236 Blue Ridge Blvd.	. Mailing Address		
	Hoover, AL 35226	•		401 N. Highland Ridge Ln.
		•	•	Chelsea, AL 35043
Property Address			D-1£ O-1-	
i iopoity Addicas	401 N. Highland Ridge Ln.	Date of Sale		
	Chelsea, AL 35043	•	Total Purchase Price	\$390,000.00
			or ctual Value	\$
		•	or	
		Ass	essor's Market Value	\$
The purchase price or actual value claimed on the evidence: (check one) (Recordation of documents) Bill of Sale X Sales Contract X Closing Statement		this form can be verified in the following documentary entary evidence is not required) Appraisal Other		
If the conveyance of above, the filing of	locument presented for reco this form is not required.	rdation	contains all of the rec	quired information referenced
		Instruc	tions	
Grantor's name and to property and the	d mailing address - provide the ir current mailing address.	he nam	e of the person or per	rsons conveying interest
Grantee's name an to property is being	d mailing address - provide to conveyed.	he nam	ne of the person or pe	rsons to whom interest
Property address -	the physical address of the p	property	being conveyed, if a	vailable.
Date of Sale - the c	late on which interest to the	property	y was conveyed.	
Total purchase price being conveyed by	e - the total amount paid for the instrument offered for re-	the pur cord.	chase of the property	, both real and personal,
conveyed by the ins	property is not being sold, the strument offered for record. To the assessor's current man	This ma	y be evidenced by an	both real and personal, being appraisal conducted by a
excluding current urresponsibility of val	ed and the value must be de se valuation, of the property uing property for property tax f Alabama 1975 § 40-22-1 (h	as dete	rmined by the local of	te of fair market value, fficial charged with the he taxpayer will be penalized
accurate. I further u	of my knowledge and belief to Inderstand that any false stated ated in <u>Code of Alabama 197</u>	tements	s claimed on this form	d in this document is true and may result in the imposition
Date 8/4/15		Print	B. Christopher Battles	
Unattested		Sign	Commission of the contraction of	
	(verified by)		(Grantor/Grantee	e/Owner/Agent) circle one
				Form RT-1



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** Shelby County, AL 08/05/2015 01:19:56 PM **\$95.00 JESSICA**

20150805000269820