

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

Send Tax Notice To:
Bruce C. Johnson and Jena K. Johnson
1284 Dunnivant Valley Road
Birmingham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Donna M. Eyles, Trustee of the Eyles Living Trust dated November 9, 2011**, (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, **Bruce C. Johnson and Jena K. Johnson**, (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 1, according to the Survey of Solo Dos, as recorded in Map Book 45, Page 7, in the Probate Office of Shelby County, Alabama.

Together with a right title and interest in and to that certain perpetual use easement agreement as recorded in Instrument No. ~~X~~ _____, in the Probate Office of Shelby County, Alabama described as: **2015 08 17 000 286110**

An easement situated in the SW 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 89°26'58" E a distance of 1,566.08' to the Point of Beginning of said easement; thence N 89°36'01" E a distance of 97.00'; thence N 00°23'59" W, a distance of 2.50'; thence S 89°36'01" W a distance of 96.03'; thence S 20°46'56" W a distance of 2.68' to the Point of Beginning.

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.

\$417,000.00 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


20150817000286120 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
08/17/2015 02:49:44 PM FILED/CERT

Shelby County, AL 08/17/2015
State of Alabama
Deed Tax: \$108.00

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **6th** day of **August, 2015**.

Donna B. Eyles

**Donna M. Eyles, Trustee of the Eyles
Living Trust Dated November 9, 2011**

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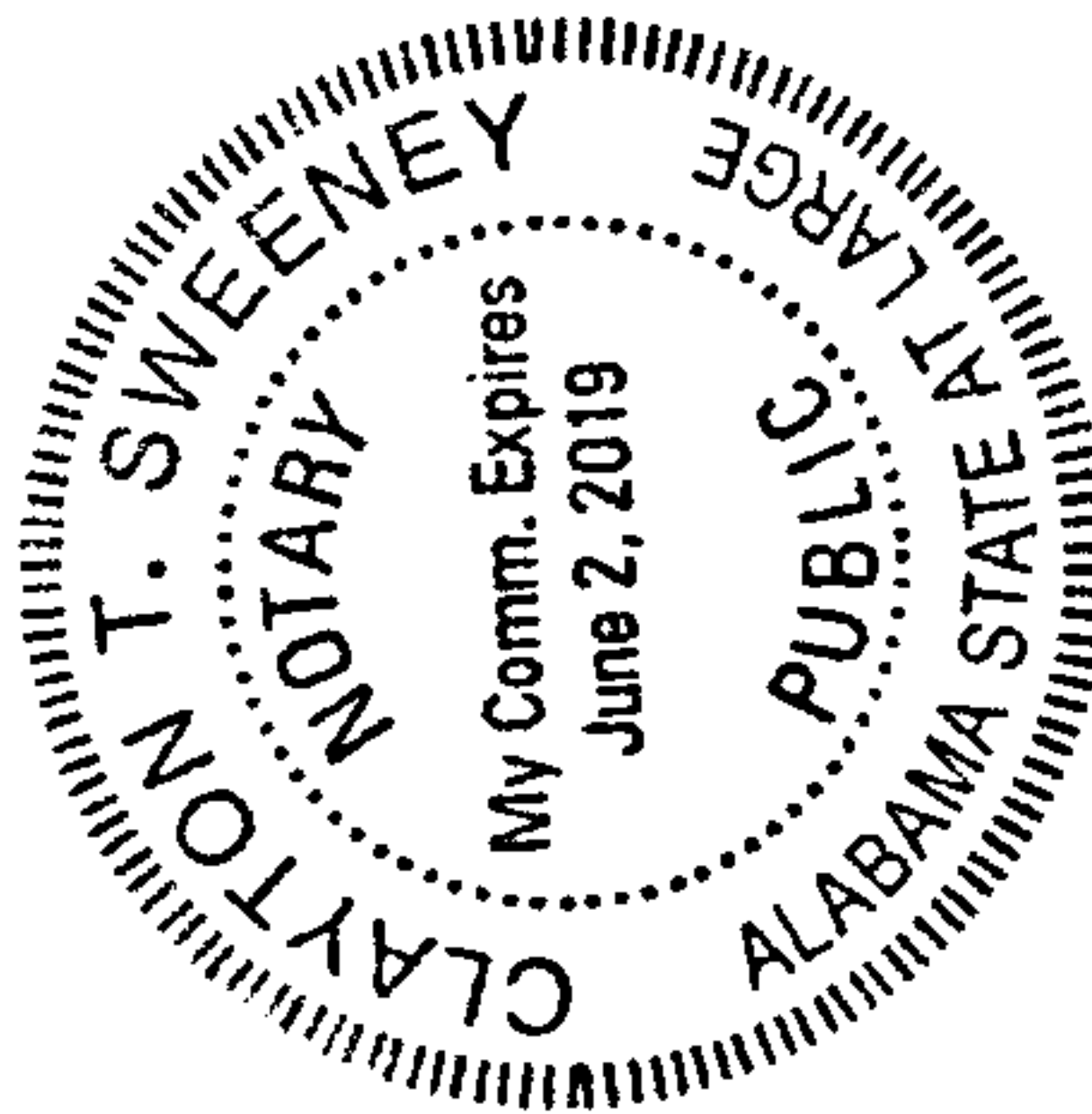
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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of August, 2015.

~~NOTARY PUBLIC~~

My Commission Expires: 06-02-2019



20150817000286120 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Donna M. Eyles, Trustee of the Eyles
Living Trust dated November 9, 2011

Grantee's Name Bruce C. Johnson and
Jena K. Johnson

Mailing Address 532 Broken Feather Trail
Pflugerville, TX 78660

Mailing Address 1284 Dunnivant Valley Road
Birmingham, AL 35242

Property Address 1284 Dunnivant Valley Road
Birmingham, AL 35242

Date of Sale August 6, 2015

Total Purchase Price \$ 525,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20150817000286120 3/3 \$128.00
Shelby Cnty Judge of Probate, AL
08/17/2015 02:49:44 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 ☐ Appraisal/ Assessor's Appraised Value
☐ Sales Contract ☐ Other - property tax redemption
☒ 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).

Donna M. Eyles, Trustee of the Eyles

Date

Print Living Trust Dated November 9, 2011

Unattested

Sign

Donna M. Eyles

(verified by)

(Grantor/Grantee/Owner/Agent) circle one