

Prepared by:  
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1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Thomas L. Bagby & Midge Bagby  
536 22nd Street  
Niceville, FL 32578

STATE OF ALABAMA )  
COUNTY OF SHELBY )

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **LEWIS R. WINDHAM, II, an unmarried man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **THOMAS L. BAGBY and MIDGE BAGBY** (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

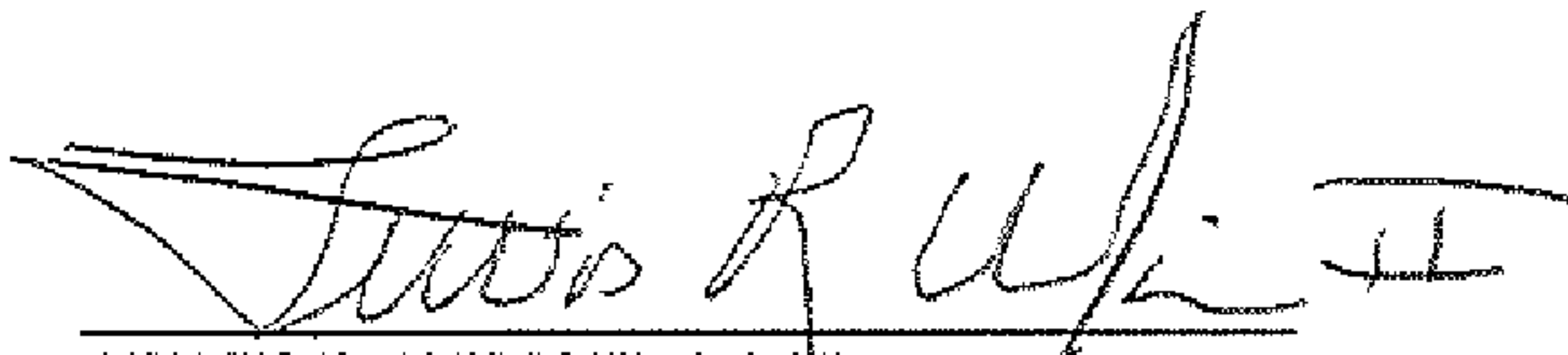
Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions and building set back lines of record, if any.

\$8,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 1st day of September, 2015.

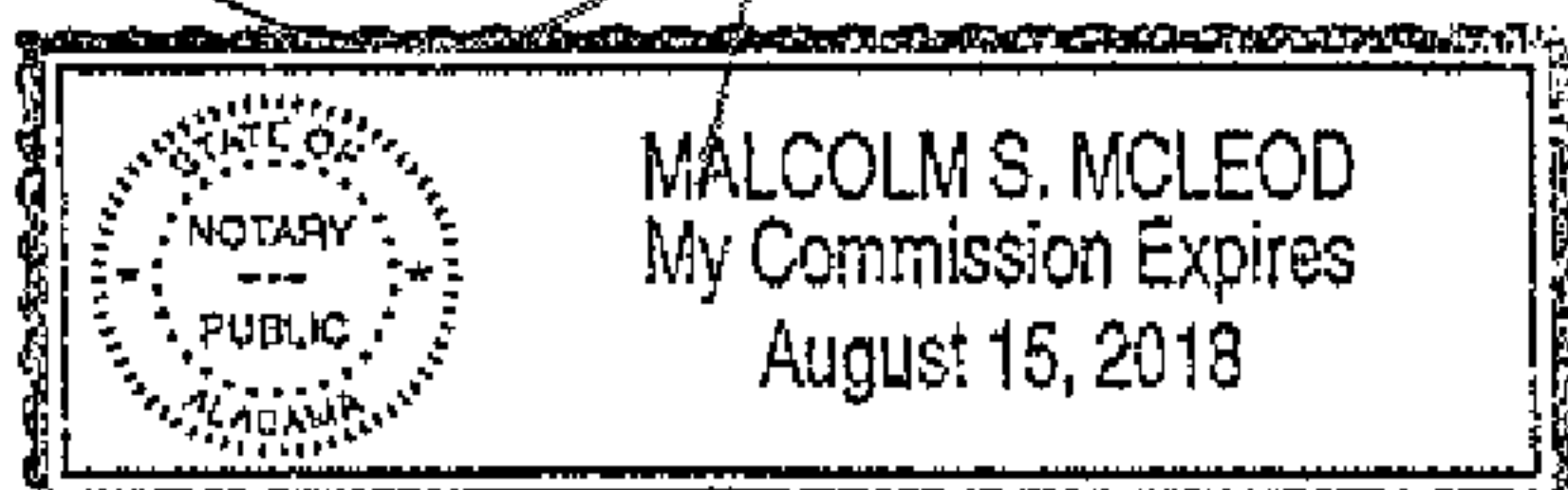
  
LEWIS R. WINDHAM, II

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **LEWIS R. WINDHAM, II**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he 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 September, 2015.

NOTARY PUBLIC  
My commission expires:



**Exhibit A, Legal Description**

A parcel of land located in the SW ¼ of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama; described as follows:

Commence at the NW corner of said Section 11; thence run South along the West line of said Section a distance of 3108.67 feet; thence turn left 71°52'51" a distance of 1463.71 feet to the point of beginning; said point being on the Southerly side of Spring Creek; thence continue last course along said Creek a distance of 184.94 feet; thence turn right 92°15'00" a distance of 315.00 feet; thence turn right 87°45'00" a distance of 194.46 feet; thence turn right 93°58'42" a distance of 315.52 feet to the point of beginning.

Also an easement 30 feet wide for the purpose of ingress, egress and utilities, between the above described property and Highway #231, 15 feet on each side of the following described centerline; Commence at the SW corner of the above described parcel; thence Northeasterly along the Westerly line of said parcel a distance of 29.24 feet to the point of beginning of said centerline; thence turn left 91°03'35" a distance of 90.13 feet; thence turn left 11°18'06" a distance of 31.75 feet to the Easterly right of way of Highway #231; being situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name	LEWIS R. WINDHAM, II	Grantee's Name	THOMAS L. BAGBY and MIDGE BAGBY
Mailing Address	4685 MURPHREES VALLEY ROAD SPRINGVILLE, AL 35146	Mailing Address	536 22ND STREET NICEVILLE, FL 32578
Property Address	SHELBY COUNTY LOT VINCENT, AL 35178	Date of Sale	September 1, 2015
20150901000305630 09/01/2015 01:50:33 PM DEEDS 3/3		Total Purchase Price	\$8,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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).

Date September 1, 2015

Print Malcolm S. McLeod

☐ Unattested

*Audra L. Greene*  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires  
March 8th, 2018**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/01/2015 01:50:33 PM  
\$28.00 CHERRY  
20150901000305630

*James W. Fuhrmeister*