

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

Send Tax Notice To:  
Robert Sterling Barbour and  
Jaclyn Celeste Barbour  
160 Lauchlin Lane  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Forty Thousand and 00/100 (\$140,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Historical Home Crafters, Inc.**, an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert Sterling Barbour and Jaclyn Celeste Barbour**, (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:

**A parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 29, Township 19 South, Range 2 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:**


Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 29, Township 19 South, Range 2 West, Huntsville Principal Meridian, Shelby County, Alabama; thence, in a Southerly direction, along and with the East line of said quarter-quarter section, 215.46 feet to a point; thence with a deflection of 85 degrees 15 minutes 07 seconds right, in a Westerly direction, 415.04 feet to the point of beginning; thence continue in said Westerly direction and along and with the projection of the previous course, 260.0 feet to a point; thence with a deflection of 79 degrees 19 minutes 58 seconds right, in a Northwesterly direction, 246.60 feet to a point on the Southerly right-of-way margin of a public road presently known as Indian Forest Road; thence with a deflection of 106 degrees 41 minutes 35 seconds right, in an Easterly direction and along and with said Southerly right-of-way margin, 75.36 feet to a point; thence with a deflection of 6 degrees 36 minutes left, in an Easterly direction and along and with said Southerly right-of-way margin, 120.45 feet to a point; thence with a deflection of 65 degrees 29 minutes 56 seconds right, in a Southeasterly direction, leaving said Southerly right-of-way margin, 260.15 feet 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.

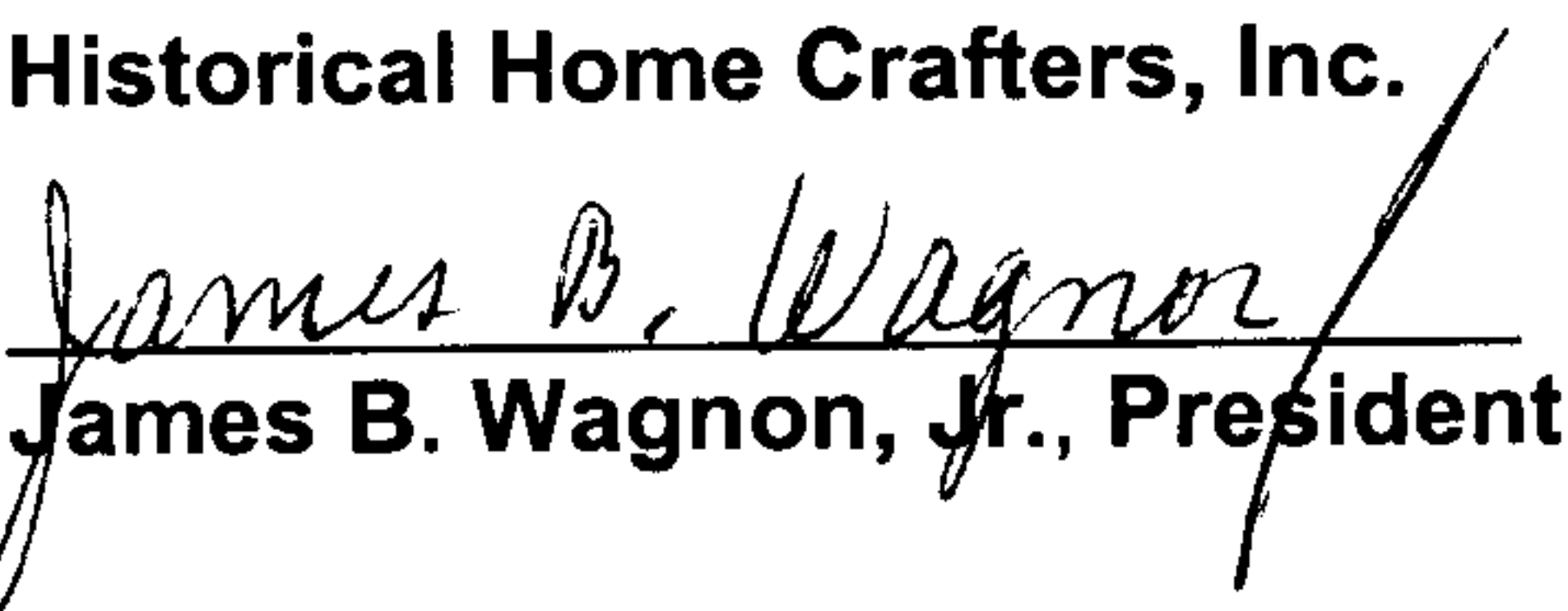
\$591,770.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S 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.

  
20150908000310800 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/08/2015 09:15:54 AM FILED/CERT

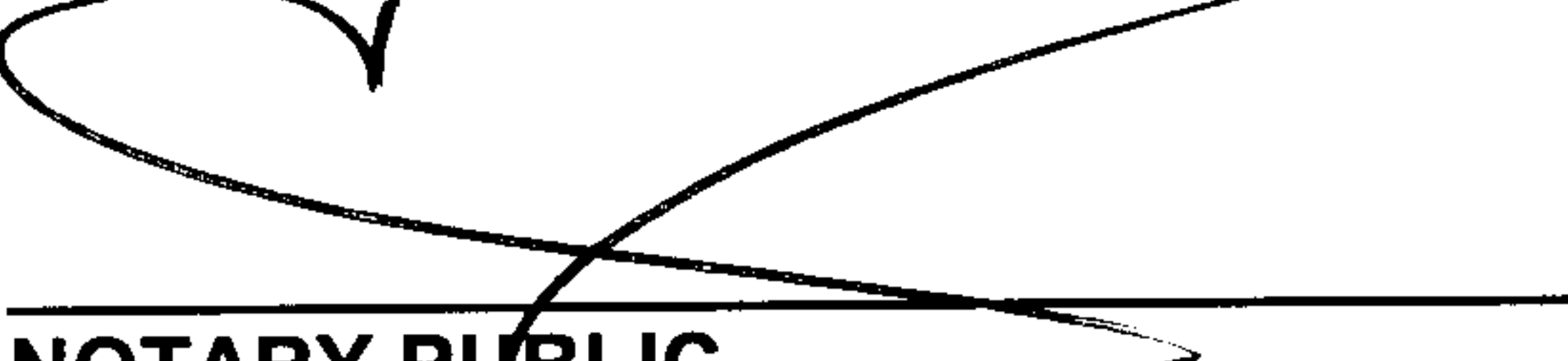
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 31st day of August, 2015.

Historical Home Crafters, Inc.  
  
James B. Wagon, Jr., President


STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James B. Wagon, Jr., whose name as President of Historical Home Crafters, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019



  
20150908000310800 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/08/2015 09:15:54 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 Historical Home Crafters, Inc.

Grantee's Name

Robert Sterling Barbour and

Jaclyn Celeste Barbour

932 Copena Drive

160 Lauchlin Lane

Mailing Address

Pelham, AL 35124

Mailing Address

Pelham, AL 35124

142 Indian Forest Road

Property Address

Indian Springs Village, AL 35124

Date of Sale August 31, 2015

Total Purchase Price \$ 140,000.00

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)

☐ Bill of Sale

☐ Appraisal/ Assessor's Appraised Value

☐ Sales Contract

☒ 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).

Historical Home Crafters, Inc.

Date; \_\_\_\_\_

Print James B. Wagnon, Jr., President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20150908000310800 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/08/2015 09:15:54 AM FILED/CERT