

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

Send Tax Notice To:
William Christenberry and
Kimberly Christenberry
5355 Meadowbrook Road
Birmingham, AL 35078

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Sixteen Thousand and 00/100 (\$16,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **City of Harpersville, Alabama**, an Alabama municipal 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, **William Christenberry and Kimberly Christenberry**, (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:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:
Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

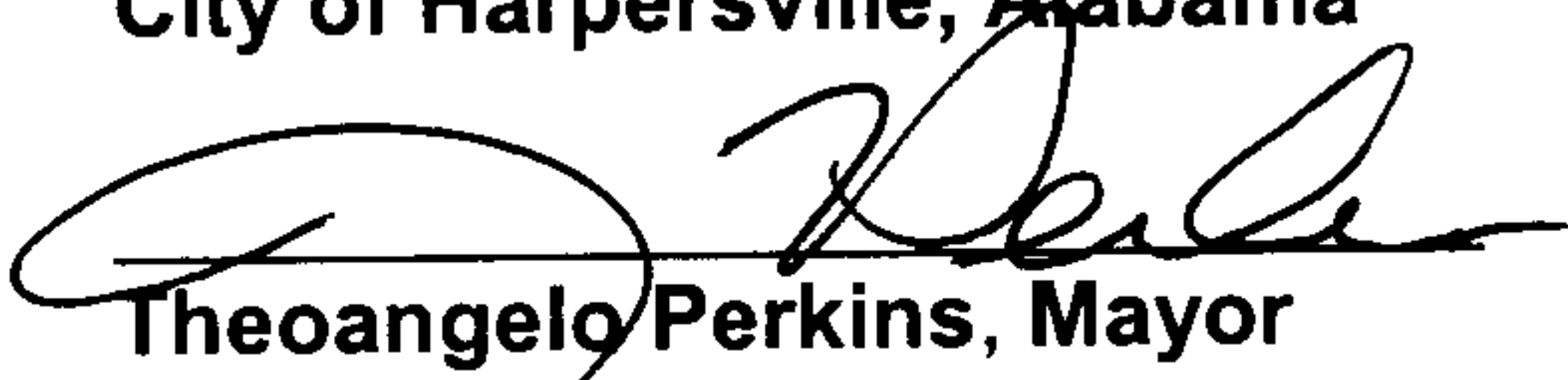
The City of Harpersville, Alabama and the Town of Harpersville, Alabama are one and the same municipality.


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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set hand and seal this the **30th** day of **October**, **2015**.

City of Harpersville, Alabama


Theoangelo Perkins, Mayor


20151105000385030 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
11/05/2015 10:35:41 AM FILED/CERT

Shelby County, AL 11/05/2015
State of Alabama
Deed Tax: \$16.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Theoangelo Perkins, whose name as Mayor of City of Harpersville, Alabama, an Alabama municipal 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 30th day of October, 2015.




NOTARY PUBLIC
My Commission Expires: 06-02-2019


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 2:

A part of the North 1/2 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a concrete monument, said point being the northeast corner of the Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and thence North 89 degrees 00 minutes 40 seconds West (bearing basis being the North tie-line of Instrument No. 2005-44218) along the North line of said section 3 for a distance of 1763.27 feet to a 1/2" iron pin found; thence South 24 degrees 23 minutes 52 seconds East for a distance of 229.24 feet to a 2" metal pipe found; thence south 89 degrees 10 minutes 44 seconds West for 377.65 feet to a 1/2" iron pin found and being on the East right of way of Shelby county Highway 79; thence South 28 degrees 53 minutes 49 seconds East along said road right of way for a distance of 520.53 feet to a capped rebar stamped "Carr 00010 LS" set, said Point being the POINT OF BEGINNING of the parcel herein described; thence North 86 degrees 01 minute 46 seconds East for a distance of 289.29 feet to a 1/2" rebar found; thence South 02 degrees 03 minutes 52 seconds West for a distance of 206.31 feet to a capped rebar stamped "B. Martin 10559" found; thence South 89 degrees 27 minutes 41 seconds West for a distance of 177.50 feet to a 5/8" rebar found and being on the East right of way of Shelby County Highway 79; thence North 28 degrees 53 minutes 49 seconds West along said road right of way line a distance of 214.53 feet to the point of beginning. Being the same property described in Inst. No. 1999-6492, Probate Office, Shelby County, Alabama.

According to the survey of Carr & Associates, Inc.



20151105000385030 2/3 \$36.00
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	City of Harpersville, Alabama	Grantee's Name	William Christenberry and Kimberly Christenberry
	Po Box 370		5355 Meadowbrook Road
Mailing Address	Harpersville, AL 35078	Mailing Address	Birmingham, AL 35078
	Sun Valley Road		
Property Address	Harpersville, AL 35078	Date of Sale	October 30, 2015
		Total Purchase Price	\$ 16,000.00
		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).

City of Harpersville, Alabama

Date _____

Print By: Theoangelo Perkins, Mayor

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20151105000385030 3/3 \$36.00
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