

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
Charles D. Nesbitt and Tanja Nesbitt  
637 ~~Barton~~ Savannah Barony Dr.  
North Augusta, ~~GA~~ SC 29841

STATE OF ALABAMA )

JOINT SURVIVORSHIP DEED

20151230000443680

COUNTY OF JEFFERSON )

12/30/2015 01:45:31 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Twenty Nine Thousand Five Hundred and NO/100 (\$429,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Harold Browne Mercer, Jr. and his wife, Mary M. Mercer** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles D. Nesbitt and Tanja Nesbitt** (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 103, according to the Map of Highland Lakes, 1<sup>st</sup> Sector, an Eddleman Community, as recorded in Map Book 18, Pages 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, Second Amendment recorded in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1<sup>st</sup> Sector, recorded as Instrument #1994-07112, in the Probate Office of Shelby County, Alabama.

All being situated in Shelby County, Alabama.

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

Property address is 612 Highland Lakes Cove, Birmingham, Alabama 35242.


\$ 0 of the above-recited purchase price was paid from 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, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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, 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 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 GRANTORS have hereunto set their hands and seals this the 30<sup>th</sup> day of December, 2015.

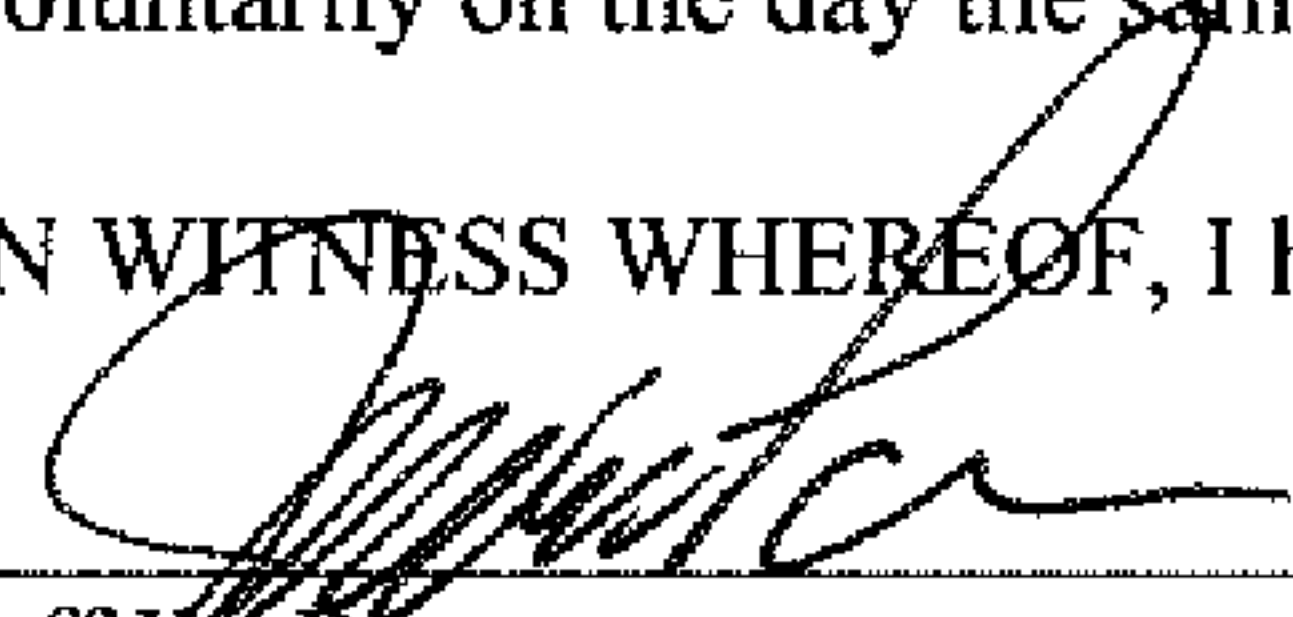
  
Harold Browne Mercer, Jr.

  
Mary M. Mercer

STATE OF ALABAMA     )  
                                      ;  
COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Harold Browne Mercer, Jr. and Mary M. Mercer** whose names are signed the foregoing document and who are known to me, acknowledged before me on this day that, being informed of the contents of the document, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Jeff W. Parmer  
NOTARY PUBLIC  
My Commission Expires: 09/17/2016

# Real Estate Sales Validation Form

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

Grantor's Name Browne Mercer & Mary Mercer  
Mailing Address 612 Highland Lakes Cove  
Birmingham, AL 35291

Grantee's Name Charles D. Nesbitt & Tanja Nesbitt  
Mailing Address 637 Savannah Barony Drive  
North Augusta, SC 29841

Property Address 612 Highlands Lakes Cove  
Birmingham, AL 35291

Date of Sale 12/30/15  
Total Purchase Price \$ 429500.00

or  
Actual Value \$

or  
Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/30/2015 01:45:31 PM  
S449.50 CHARITY  
20151230000443680

*James W. Fuhrmeister*

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  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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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 12/30/15

Print *Jeff W. Palmer*

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1