

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

Send Tax Notice To:
Robert C. Hawkins and Christine P. Hawkins
228 Courtside Drive
Birmingham, AL 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixty-Eight Thousand and 00/100 (\$268,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John T. Harkins and Jo Ann Harkins as Trustees of the Harkins Living Trust dated 7/24/2013** (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 C. Hawkins and Christine P. Hawkins**, (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:

Unit 61, in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument Number. 20020521000241460 in said Probate Office and as further amended by the corrective amendment recorded as Instrument Number 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland, prepared by K.B. Weygand & Associates, P.C., which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument Number 20020521000241450 and which is also separately recorded in Map Book 37, Page 34 in said Probate Office.

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.

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 GRANTORS have hereunto set their hands and seals this the **29th** day of **February, 2016**.

Harkins Living Trust dated 7/24/2013


John T. Harkins, Trustee

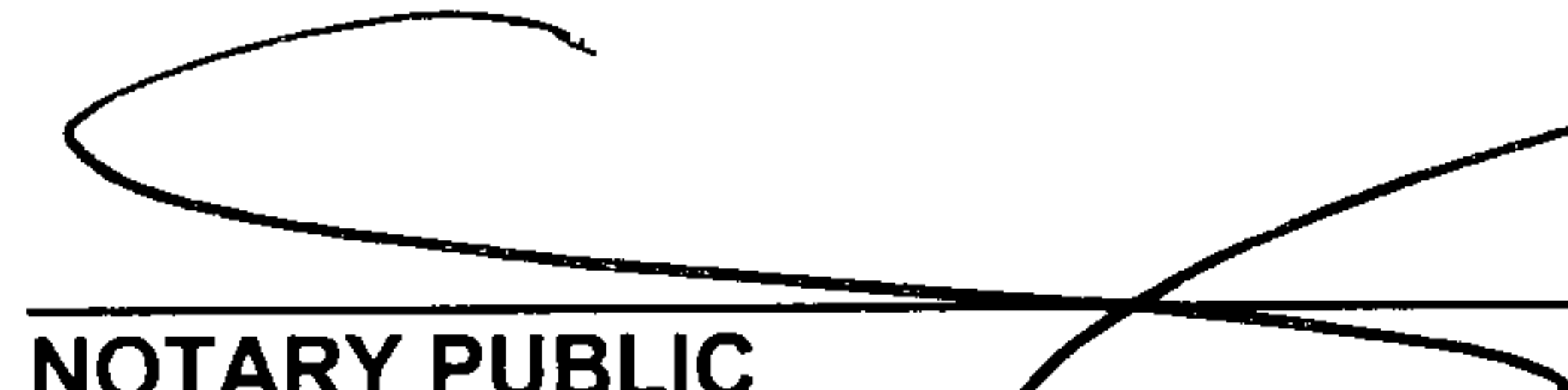

Jo Ann Harkins, Trustee

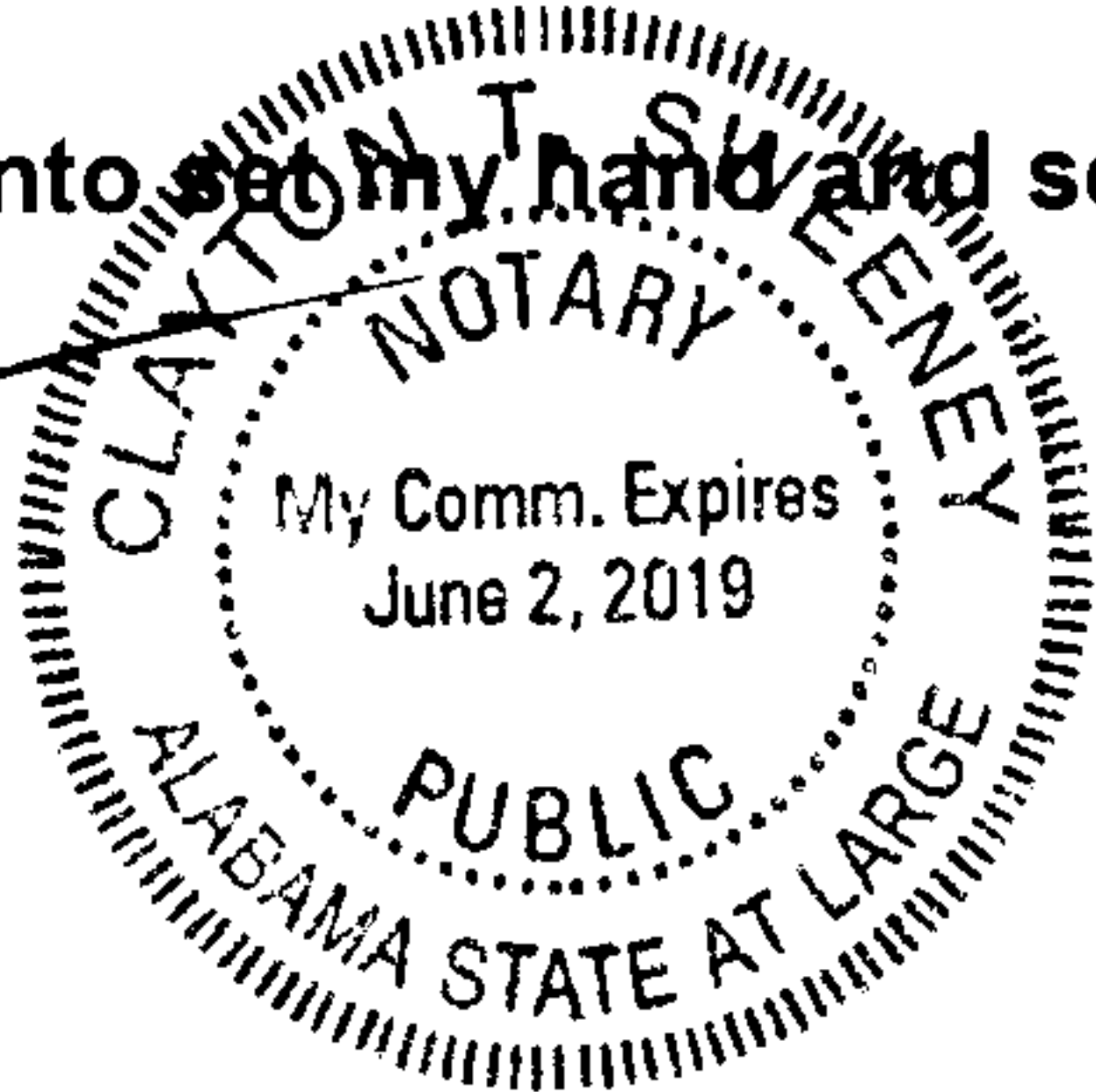
Shelby County, AL 03/09/2016
State of Alabama
Deed Tax: \$268.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John T. Harkins and Jo Ann Harkins, whose names as Trustees of Harkins Living Trust dated 7/24/2013, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such Trustees and with full authority, signed the same voluntarily for and as the act of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of February, 2016.


NOTARY PUBLIC
My Commission Expires: **06/02/2019**




20160309000076010 1/2 \$285.00
Shelby Cnty Judge of Probate, AL
03/09/2016 12:02:20 PM 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	John T. Harkins and Jo Ann Harkins, Trustees of the Harkins Living Trust dated 7/24/2013	Grantee's Name	Robert C. Hawkins and Christine P. Hawkings
Mailing Address	136 Courtside Drive Birmingham, AL 35242	Mailing Address	228 Courtside Drive Birmingham, AL 35242
Property Address	228 Courtside Drive Birmingham, AL 35242	Date of Sale	February 29, 2016
		Total Purchase Price	\$ 268,000.00
		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 | ☐ 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).

Date _____

John T. Harkins and Jo Ann Harkins, Trustees of the
Print Harkins Living Trust dated 7/24/2013

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20160309000076010 2/2 \$285.00
Shelby Cnty Judge of Probate, AL
03/09/2016 12:02:20 PM FILED/CERT