

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

Send Tax Notice To:
Kevin J. O'Malley and Suzanne E. O'Malley
500 Oak Tree Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)
JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seven Hundred Seventy Thousand and 00/100 (\$770,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James M. Burnett, Jr. and wife, Brenda D. Burnett**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kevin J. O'Malley and Suzanne E. O'Malley**, (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 F2A, according to the Survey of The Narrows Lakes Estates, recorded as Map Book 35, Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

- (1) Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016
- (2) Existing covenants and restrictions, easements, building lines and limitations of record.
- (3) Restrictions appearing of record in Declaration of Protective Covenants of The Narrows Lakes Estates as recorded in Instrument No. 1996-4673 and as amended Instrument No. 20080801000311020.
- (4) Transmission line permits to Alabama Power Company as recorded in Deed Book 176, Page 70 and Deed Book 167, Page 394.
- (5) Right(s) of way to South Central Bell, as recorded in Deed Book 247, Page 952.
- (6) Easements for private road as recorded in Deed Book 307, Page 407, as corrected in Deed Book 309, Page 193, as further conveyed in Deed Book, 309, Page 196 and Real 233, Page 627, and the rights of others to the use thereof.
- (7) Rights of others to the use of the Lake.
- (8) Road right of way as described in Deed Book 179, Pages 202 and 204.
- (9) Road right of way as described in Deed Book 160, Page 77.
- (10) Rights of others to the use of 60 foot non-exclusive access easement as set out in deed recorded in Instrument N.2000-16688.
- (11) Memorandum of Sewer Service Agreement regarding The Narrows Residential Sectors as set out in Instrument No. 20121102000422250.
- (12) Easements, rights and privileges in favor of Alabama Power Company as recorded in Instrument No. 20050203000056100.

\$616,000.00 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.

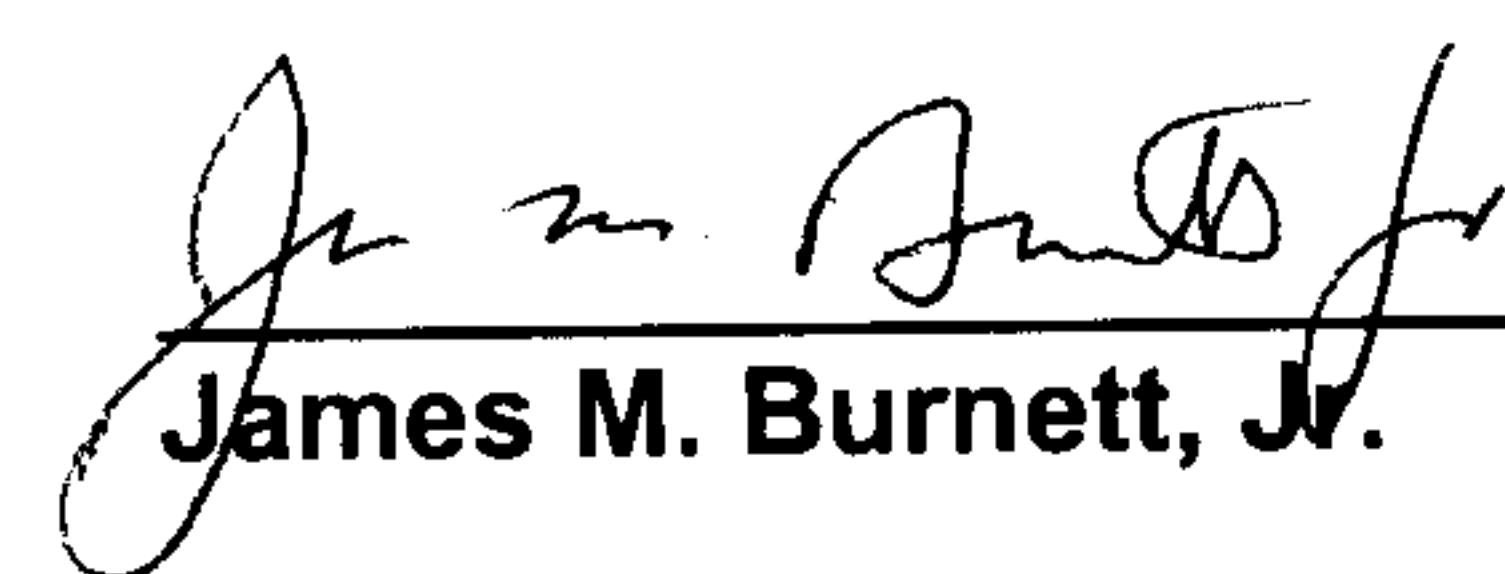
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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.


CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 05/04/2016
State of Alabama
Deed Tax: \$154.00

20160504000148770 1/3 \$174.00
Shelby Cnty Judge of Probate, AL
05/04/2016 10:54:31 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 2nd day of May, 2016.


James M. Burnett, Jr.

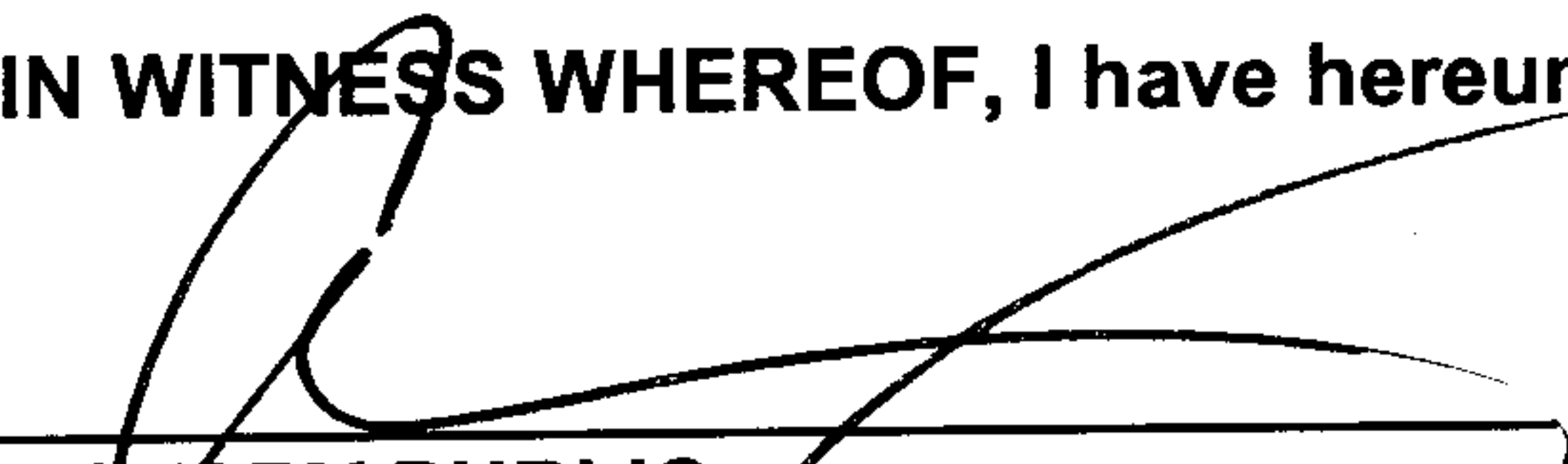

Brenda D. Burnett

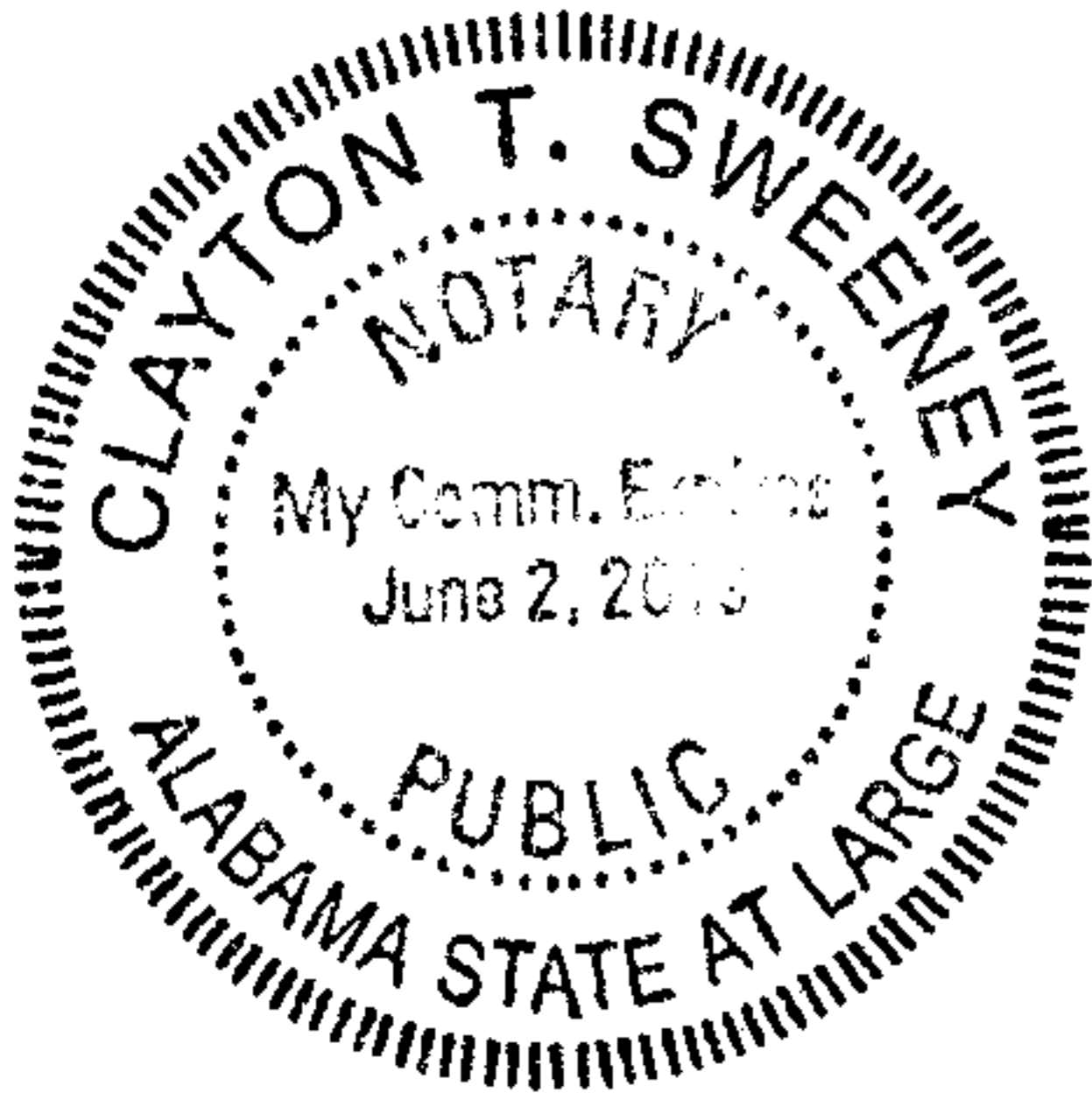
STATE OF ALABAMA)


COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James M. Burnett, Jr. and wife, Brenda D. Burnett, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument 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 2nd day of May, 2016.


NOTARY PUBLIC
My Commission Expires: 06/02/2019




20160504000148770 2/3 \$174.00
Shelby Cnty Judge of Probate, AL
05/04/2016 10:54:31 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 James M. Burnett, Jr. and
Brenda D. Burnett

Grantee's Name Kevin J. O'Malley and
Suzanne E. O'Malley

Mailing Address 1800 Providence Park, Ste. 250
Birmingham, AL 35242

Mailing Address 500 Oak Tree Drive
Chelsea, AL 35043

Property Address 500 Oak Tree Drive
Chelsea, AL 35043

Date of Sale May 2, 2016

Total Purchase Price \$ 770,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other - property tax redemption

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

Print James M. Burnett, Jr. and Brenda D. Burnett

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20160504000148770 3/3 \$174.00
Shelby Cnty Judge of Probate, AL
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