

Prepared by:
Jul Ann McLeod, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20160506000153020
05/06/2016 08:50:34 AM
DEEDS 1/3

Send Tax Notice to:
Dieter Brock & Jamie Brock
210 Brookhollow Drive
Pelham, AL 35124

This deed is being prepared without benefit of a title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title.

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **RICHARD GILPIN, an unmarried man and surviving Grantee** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **DIETER BROCK and JAMIE BROCK** (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

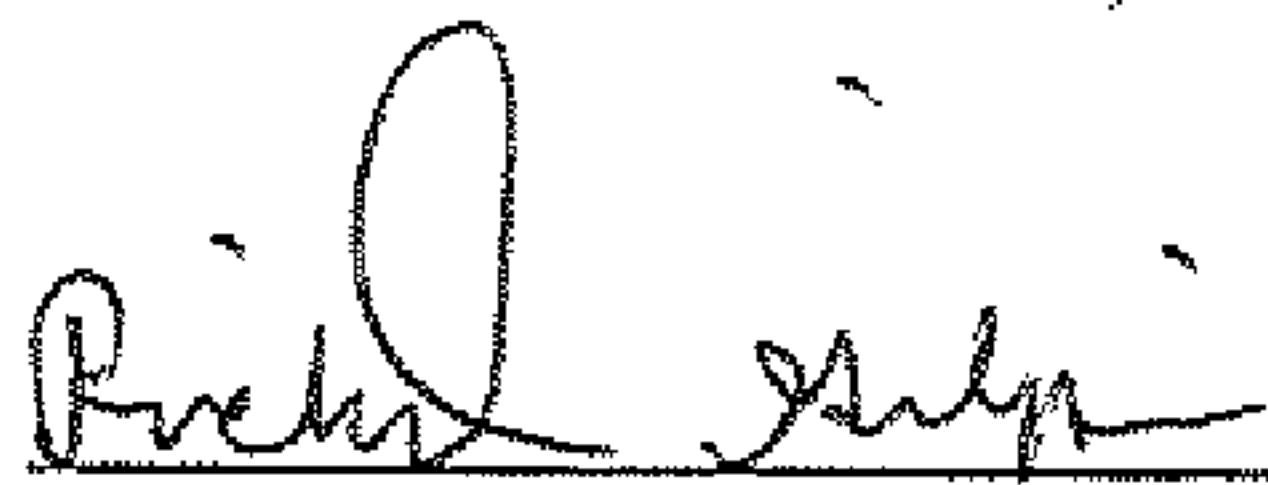
\$120,000.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Richard Gilpin is the surviving Grantee in that Joint Survivorship Deed dated February 22, 2012, and recorded February 27, 2012, in the Office of the Judge of Probate of Shelby County, Alabama. Kathleen Gilpin having died on, to-wit: May 5, 2014.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their 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, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 5th day of May, 2016.



RICHARD GILPIN

STATE OF ALABAMA)

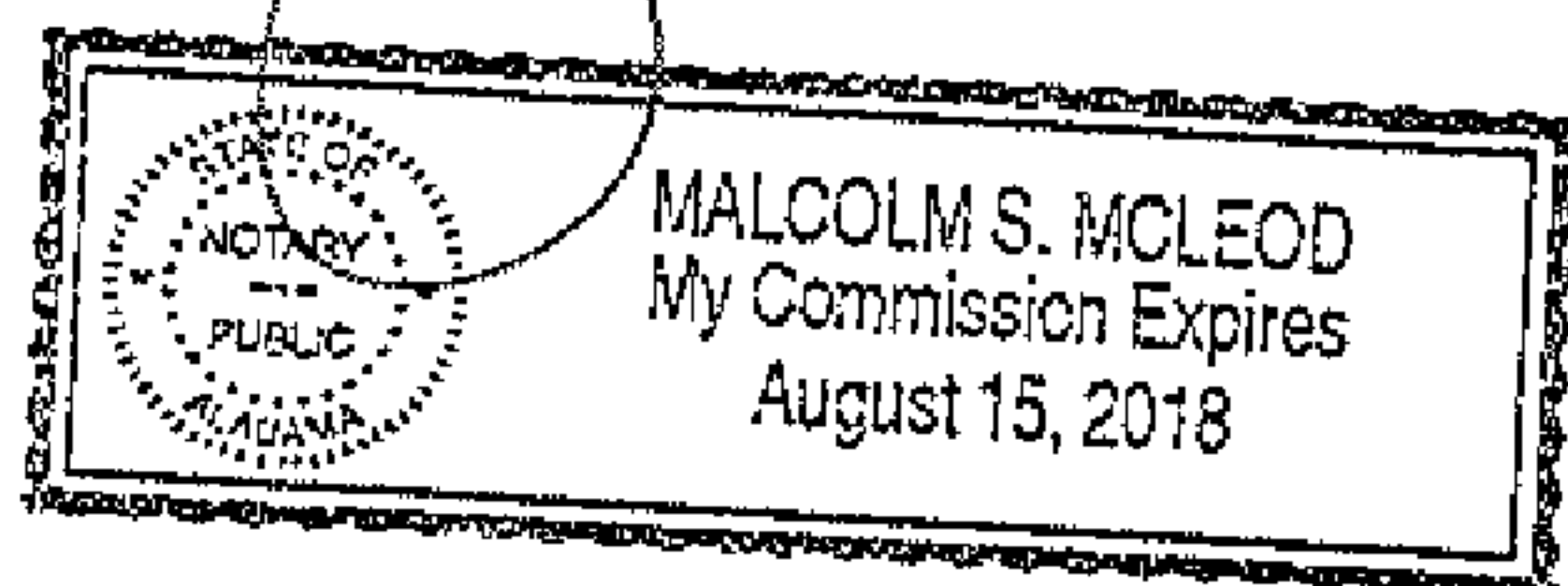
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RICHARD GILPIN**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of May, 2016.

NOTARY PUBLIC

My commission expires: (



Real Estate Sales Validation Form

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

20160506000153020 05/06/2016 08:50:34 AM DEEDS 3/3

DIETER BROCK and JAMIE

Grantor's Name RICHARD GILPIN

Grantee's Name BROCK

Mailing Address 218 BROOKHOLLOW DRIVE
HOOVER, AL 35226

Mailing Address 210 BROOKHOLLOW DRIVE
PELHAM, AL 35124

Property Address 218 BROOKHOLLOW DRIVE
PELHAM, AL 35124

Date of Sale May 5, 2016

Total Purchase Price \$120,000.00

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
☒ Other

Property Tax Valuation

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 May 5, 2016

Print Malcolm S. McLeod

☐ Unattested

(Signature)
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/06/2016 08:50:34 AM
\$21.00 CHERRY
20160506000153020

(Signature)