

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

Send Tax Notice To:
Jay Carter and Tracey Carter
2016 King Stables Road
Birmingham, AL 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Forty-Eight Thousand and 00/100 (\$148,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sunny R. Clowdus, a single woman** (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, **Jay Carter and Tracey Carter**, (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 4, according to the Survey of Stone Briar, as recorded in Map Book 38, Page 108, in the Probate Office of Shelby County, Alabama.
Subject to the following right of way:

A part of Lot 4 according to the Survey of Stone Briar as recorded in Map Book 38, Page 108, in the Shelby County Probate Office being located in the Southwest 1/4 of Section 33, Township 18 South, Range 1 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Easternmost corner of Lot 4 according to said Survey of Stone Briar, said corner also being the common corner of Lot 5 according to said survey of Stone Briar and run in a Northwesterly direction along the common line of said Lots 4 and 5 for a distance 105.60 feet to the point of beginning of a non-exclusive utility easement being 30 feet in width and lying 15 feet on both sides of the following described centerline; thence turn a deflection angle left of 73°38'12" (angle measured to tangent) to a curve to the right having a radius 225.00 feet and a central angle of 20°38'01" and run in a Southwesterly direction for a distance of 81.03 feet along said arc to a point; thence turn a deflection angle right of 31°51'21" and run in a Northwesterly direction for a distance of 87.92 feet to the point of ending of the easement herein described, said point of ending being located on the Southeast right-of-way of Stone Briar Lane.

This parcel is the same parcel that is identified as a 30 foot wide private ingress/egress easement on Lot 4 according to the survey of Stone Briar as recorded in Map Book 38, Page 108 in the Shelby County 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 09/02/2016
State of Alabama
Deed Tax:\$148.00

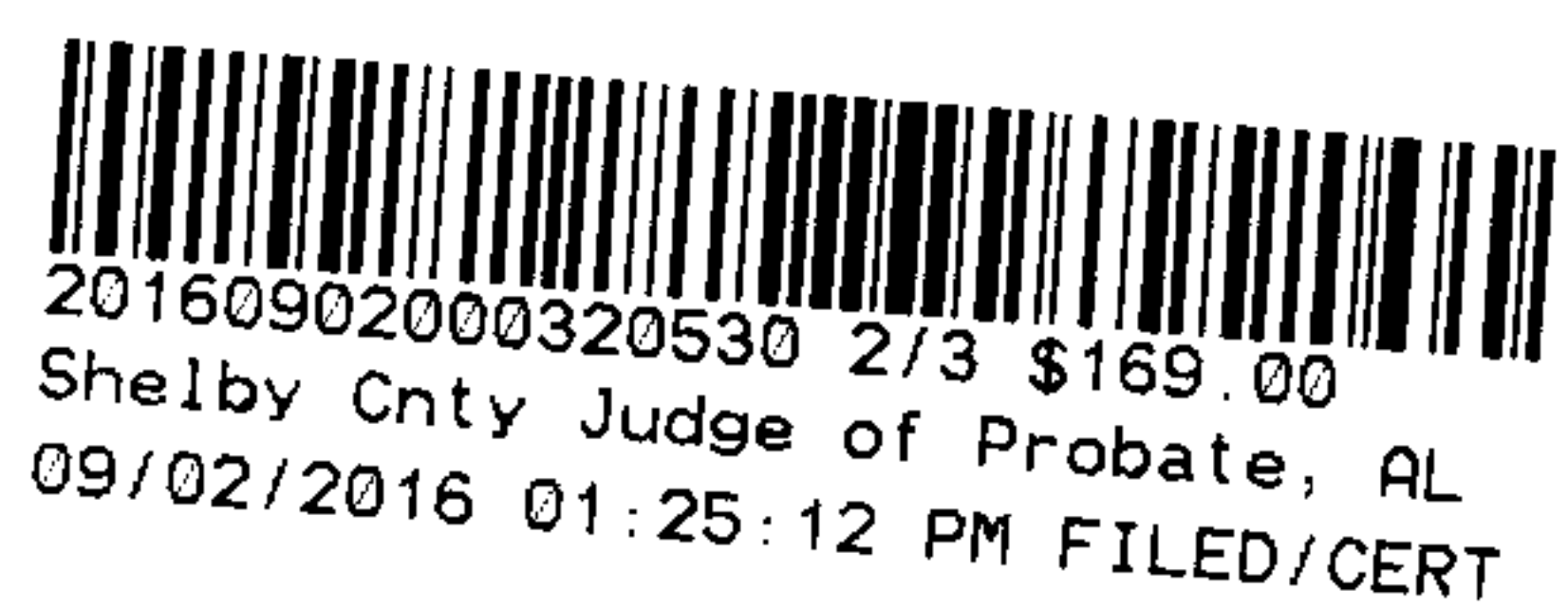

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Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:12 PM FILED/CERT


Sunny R. Clowdus

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day of August, 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	Sunny R. Clowdus	Grantee's Name	Jay Carter and Tracey Carter
Mailing Address	PO Box 262 Leeds, AL 35094	Mailing Address	2016 King Stables Road Birmingham, AL 35242
Property Address	1012 Stone Briar Lane Hoover, AL 35242	Date of Sale	August 11, 2016
		Total Purchase Price	\$ 148,000.00
		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 9/11/2016

Print Sunny R. Clowdus

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20160902000320530 3/3 \$169.00
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