

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Lloyd Jackson Weaver, Margaret Downing Weaver, and
James Matthew Weaver
206 Chase Creek Circle
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FOUR THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$104,450.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **EMILY M. SMITH, a married woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **LLOYD JACKSON WEAVER, MARGARET DOWNING WEAVER, and JAMES MATTHEW WEAVER** (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 54, according to the Survey of Chase Creek Townhomes Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

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

Emily M. Smith is the sole heir at law of Pauline O. Mills.

Subject property is not the homestead of the Grantor or her spouse.

\$104,450.00 of the above-recited consideration is being paid in cash.

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, her 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 her 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 her hand and seal this the 16th day of September, 2016.

20160919000341220 09/19/2016 12:17:33 PM DEEDS 2/3

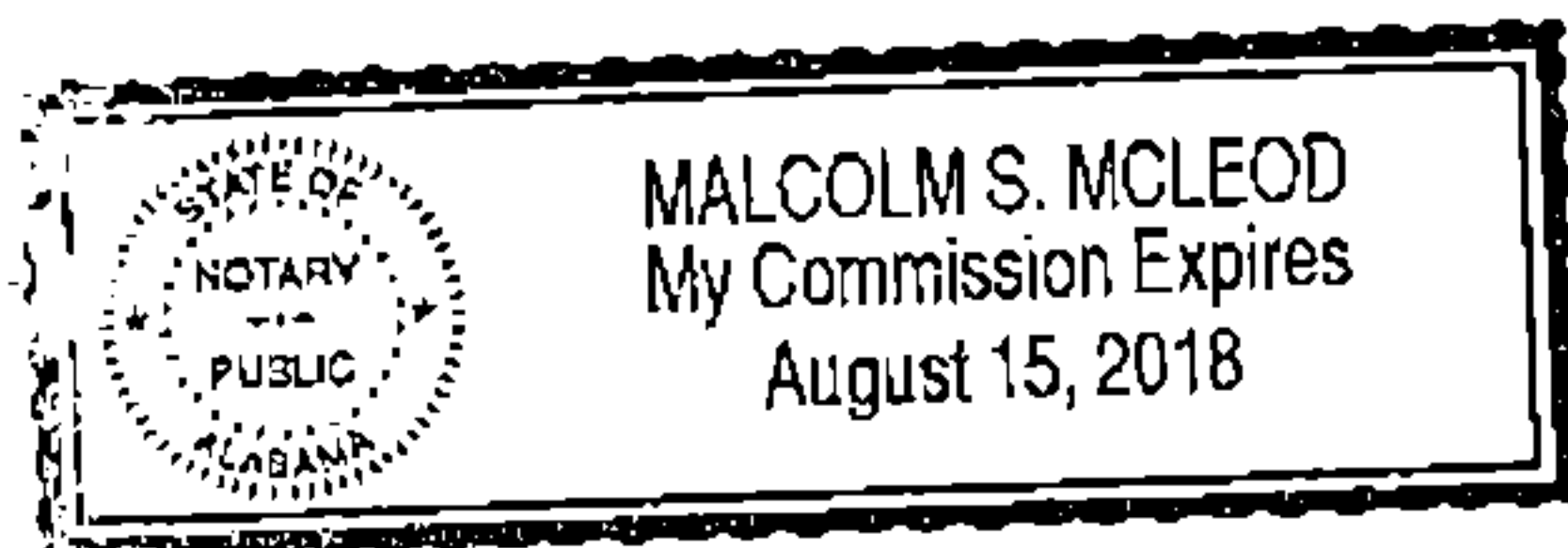
Emily M. Smith
EMILY M. SMITH

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **EMILY M. SMITH**, 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, she executed the same voluntarily and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of September, 2016.

[Signature]
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

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LLOYD JACKSON WEAVER and
MARGARET DOWNING WEAVER

Grantor's Name EMILY M. SMITH

Grantee's Name and JAMES MATTHEW WEAVER

Mailing Address 206 CHASE CREEK CIRCLE
PELHAM, AL 35124

Mailing Address 206 CHASE CREEK CIRCLE
PELHAM, AL 35124

Property Address 206 CHASE CREEK CIRCLE
PELHAM, AL 35124

Date of Sale September 16, 2016

Total Purchase Price \$104,450.00

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

 Sales Contract

 Other

 X 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 September 16, 2016

Print Malcolm S. McLeod

 Unattested

Audra L. Demay
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/19/2016 12:17:33 PM
\$125.50 CHERRY
20160919000341220

My Commission Expires

March 8th, 2018

[Signature]