

This instrument was prepared by:
D. Barron Lakeman LLC
318 N College St
Suite E
Auburn, AL 36830

Send Tax Notice To:
Adrian Riggins
Angela Riggins
2870 Highway 83
Vincent, AL 35178

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED SEVEN THOUSAND AND NO/100 (\$407,000.00), and other **good** and valuable consideration, this day in hand paid to the undersigned GRANTORS, **CHARLES R. HARRIS AND DORIS J. HARRIS, HUSBAND AND WIFE** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **ADRIAN RIGGINS AND ANGELA RIGGINS**, (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:

Commence at the Northwest corner of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama; thence run Easterly for a distance on 220.86 feet more or less to an iron pin on the South Right of Way line of Shelby County Road No. 83; thence run along said road South Right of Way line for a distance of 720.77 feet to a 1 inch crimped pipe for the Point of Beginning; thence continue along said road Right of Way line for a distance of 100.20 feet to the PC of a curve, concave to the North, having a radius of 1663.32 feet tangent of 121.28 feet, arc of 242.14 feet, degree of 08 degrees 20 minutes 27 seconds; thence along said curve a distance of 242.14 feet; thence turn a deflection angle from the chord of said curve to the right of 82 degrees 11 minutes 16 seconds for a distance of 1180.64 feet; thence turn an angle of 97 degrees 33 minutes 21 seconds to the right for a distance of 403.37 feet; thence turn an angle of 85 degrees 27 minutes 12 seconds to the right for a distance of 1182.45 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$407,000.00 of the above-recited purchase price was paid from 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, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.


Charles R Harris


Doris J Harris

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles R Harris and Doris J Harris**, 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5 day of October, 2016.

NOTARY PUBLIC
My Commission Expires: 6/12/17



Real Estate Sales Validation Form

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

Grantor's Name Charles R Harris & Doris J Harris
Mailing Address 4502 Englewood Rd
Helena AL

Grantee's Name Adrian & Angela Riggins
Mailing Address 2870 Hwy 83
Vincent, AL 35178

Property Address 2870 Hwy 83
Vincent, AL 35178

Date of Sale 10/06/2016
Total Purchase Price \$ 407,000.00

or
Actual Value

\$

20161012000374170 10/12/2016 11:41:50 AM DEEDS 3/3 or
Assessor's Market Value \$ 407,000.00

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

☒ 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 10/07/2016

Print Jim McLean

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/12/2016 11:41:50 AM
\$22.00 CHERRY
20161012000374170

Jim McLean