

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

Send Tax Notice To:
William F. Spratlin and Jenny Y. Spratlin
P.O. Box 354
Chelsea, AL 35043

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TO CLEAR TITLE**, and other good and valuable consideration, this day in hand paid to the undersigned **Hidden Ridge Estates, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **William G. Spratlin and Jenny Y. Spratlin** (hereinafter referred to as GRANTEE), 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 10, according to the Survey of Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

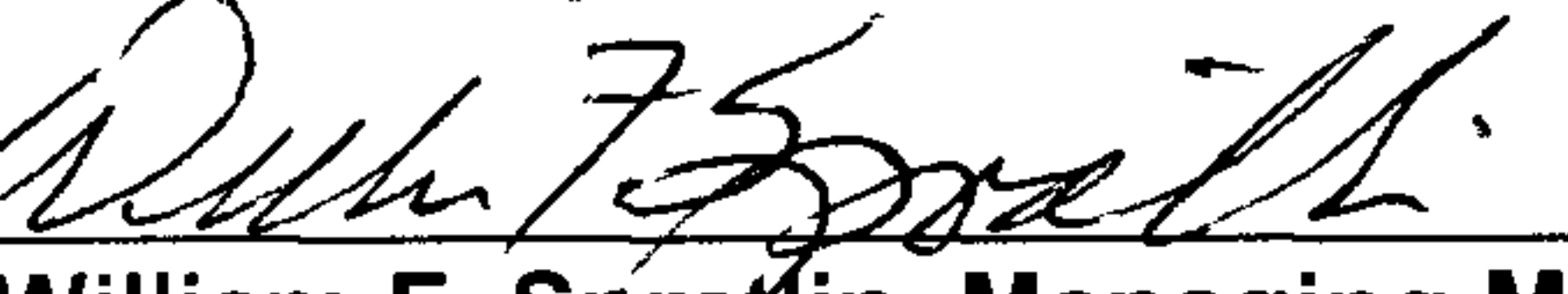
This deed is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.


This deed is given to convey that portion of Lot 10 that was not previously conveyed by Hidden Ridge Estates, LLC at the time of the recording of the record plat in Map Book 33, Page 65. Hidden Ridge Estates, LLC holds title by deed recorded in Instrument No. 20030806000513160.

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 GRANTEE, 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 successors and assigns, covenants with GRANTEE, and with GRANTEE'S 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 successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized managing member hereunto set its hand and seal this the **7th** day of **October, 2016**.

Hidden Ridge Estates, LLC

William F. Spratlin, Managing Member


20161013000376570 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/13/2016 01:56:41 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as Managing Member of Hidden Ridge Estates, LLC, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such managing member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of October, 2016.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



Real Estate Sales Validation Form

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

Grantor's Name	Hidden Ridge Estates, LLC	Grantee's Name	William F. Spratlin and Jenny Y. Spratlin
	PO Box 354		PO Box 354
Mailing Address	Chelsea, AL 35043	Mailing Address	Chelsea, AL 35043
Property Address	901 Hidden Ridge Chelsea, AL 35043	Date of Sale	October 7, 2016
		Total Purchase Price	\$ TO CLEAR TITLE
		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
☒ 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).
Hidden Ridge Estates, LLC

Date _____

Print William F. Spratlin, Managing Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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