

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: C. Robert and Beverly L. Gackenbach 1024 Danberry Lane Birmingham, AL 35242
--	--

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Seventy-Nine Thousand and 00/100 (\$579,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rockwell Homes, LLC, an Alabama limited liability company**, (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, **C. Robert Gackenbach and Beverly L. Gackenbach**, (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 21B, according to The Cottages of Danberry Resurvey No. 3, as recorded in Map Book 41, Page 80, in the Probate Office of Shelby County, Alabama.

Subject To:


1. Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. All mineral and mining rights not owned by Grantor.
3. All applicable zoning ordinances.
4. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cottages of Danberry Declaration of Covenants, Conditions and Restrictions dated February 6, 2009 and recorded as Instrument No. 20090206000039480 and corrected in Instrument No. 20090417000141180, in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"), including, without limitation, the provisions of the Declaration which establish an Age Restriction Policy requiring at least one (1) person that is fifty-five (55) years of age or older reside on the Property, along with By-laws thereto recorded in Instrument No. 20050203000055560, in said Probate Office.
5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and all other matters of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Member hereunto set its hand and seal this the **29th** day of **September, 2016**.

Rockwell Homes, LLC
an Alabama limited liability company



Sam Dariani, Member

Shelby County, AL 10/20/2016
State of Alabama
Deed Tax: \$204.00

STATE OF ALABAMA)

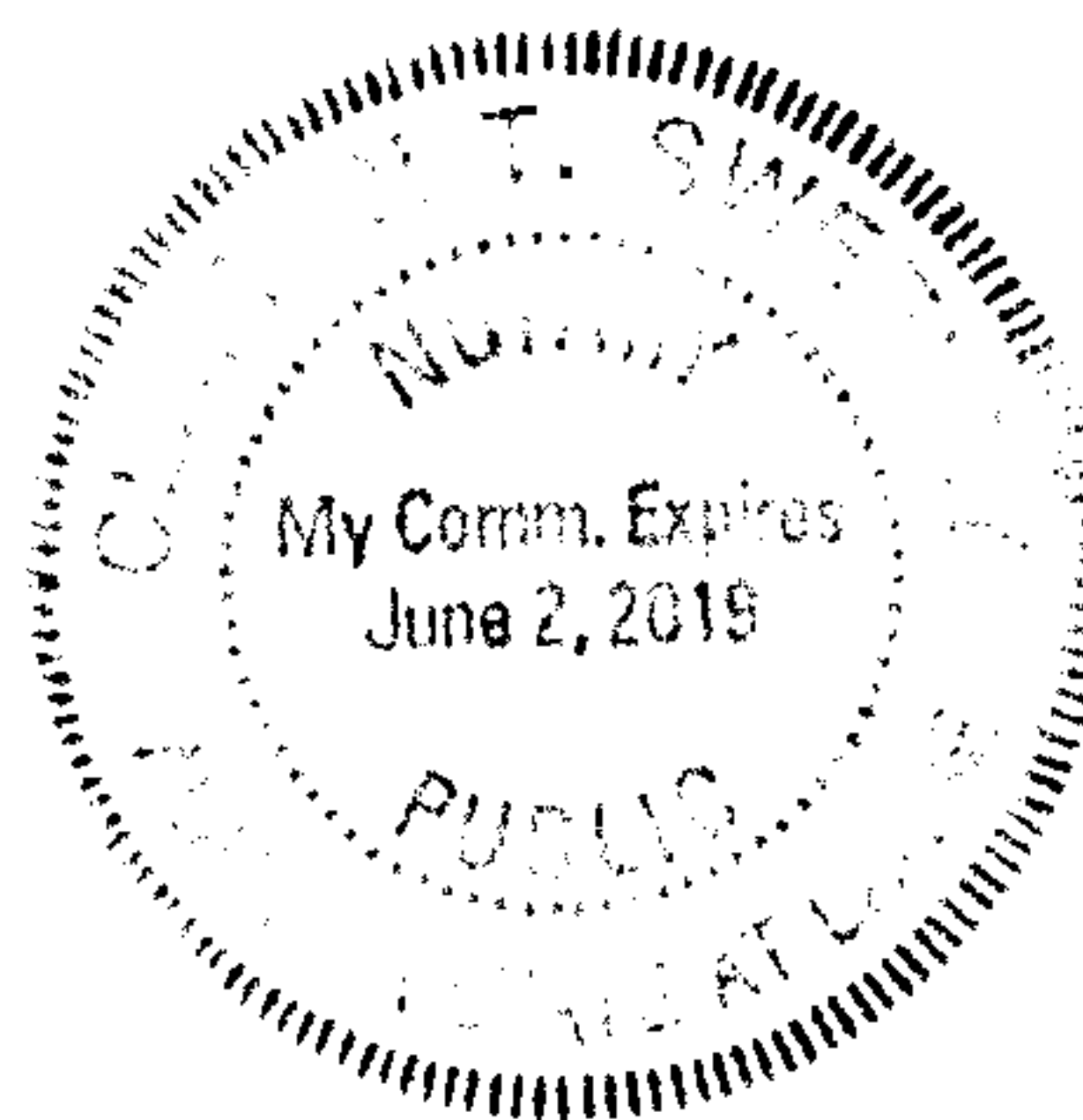
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sam Dariani, whose name as Member of Rockwell Homes, LLC, an Alabama limited liability company, 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 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 29th day of September, 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 Rockwell Homes, LLC
Mailing Address PO Box 660943
Birmingham, AL 35266

Grantee's Name C. Robert Gackenbach and
Beverly L. Gackenbach
Mailing Address 1024 Danberry Lane
Birmingham, AL 35242

Property Address 1024 Danberry Lane
Birmingham, AL 35242

Date of Sale September 29, 2016

Total Purchase Price \$579,000.00

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 – Tax assessor's market value
☐ Deed

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).

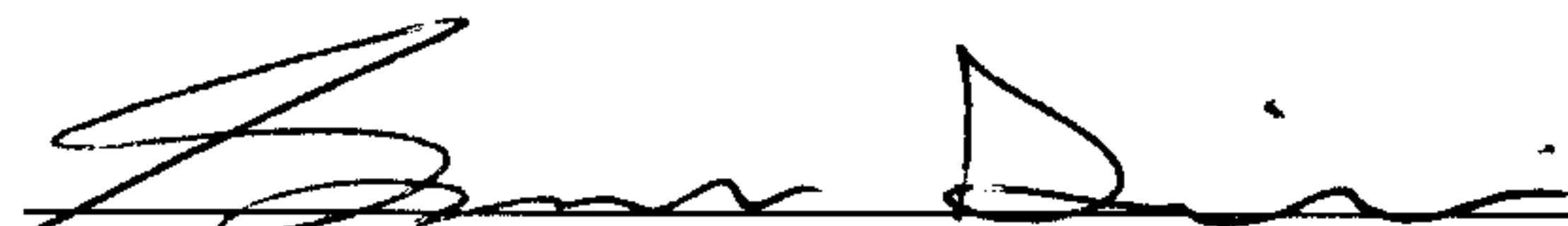
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).


Rockwell Homes, LLC

Date

Print Sam Dariani, Member

Unattested Sign
(verified by)


(Grantor/Grantee/Owner/Agent) circle one


20161020000386020 3/3 \$225.00
Shelby Cnty Judge of Probate, AL
10/20/2016 02:03:21 PM FILED/CERT