



20170109000006870 1/2 \$168.00  
 Shelby Cnty Judge of Probate, AL  
 01/09/2017 11:38:56 AM FILED/CERT

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

Deed Tax Notice To:  
 Christopher R. Sparks and Christen A. Sparks  
 1922 River Way Drive  
 Hoover, AL 35244

STATE OF ALABAMA )

**STATUTORY JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Five Hundred Sixty-Five Thousand and 00/100 (\$565,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Gibson & Anderson Construction, Inc., an Alabama corporation** (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, **Christopher R. Sparks and Christen A. Sparks**, (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 C, according to the Survey of A Resurvey of Lot 290 Ninth Addition Riverchase Country Club, as recorded in Map Book 18, Page 121, 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.

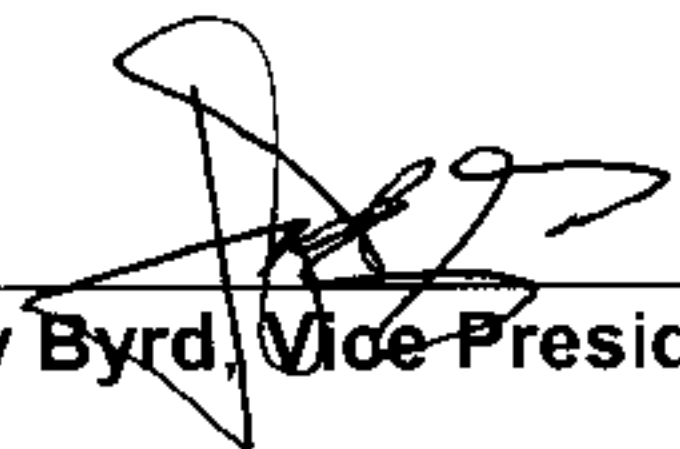
The property being conveyed in this deed is one and the same property conveyed in the deeds recorded in Instrument No. 1997-42234; Instrument No. 20050913000474660 and Instrument No. 20141226000404080.

\$415,000.00 of the consideration was paid from the proceeds of 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, 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 representative hereunto set its hand and seal this the **28th** day of **December, 2016**.

**Gibson & Anderson Construction, Inc.**

  
 Jay Byrd, Vice President

Shelby County, AL 01/09/2017  
 State of Alabama  
 Deed Tax: \$150.00

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jay Byrd, whose name as Vice President of Gibson & Anderson Construction, Inc., an Alabama corporation, 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 Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

# Real Estate Sales Validation Form

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

Grantor's Name	Gibson & Anderson Construction, Inc.	Grantee's Name	Christopher R. Sparks and Christen A. Sparks
Mailing Address	2539 Rocky Ridge Road Birmingham, AL 35243	Mailing Address	1922 River Way Drive Hoover, AL 35244
Property Address	1922 River Way Drive Hoover, AL 35244	Date of Sale	<u>December 28, 2016</u>
		Total Purchase Price	<u>\$ 565,000.00</u>
		or	_____
		Actual Value	<u>\$</u> _____
		or	_____
		Assessor's Market Value	<u>\$</u> _____



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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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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).

Date \_\_\_\_\_

Gibson & Anderson Construction, Inc.  
Print by: Jay Byrd, Vice President

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one