

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661

SEND TAX NOTICE TO:
Cleveland Noel and Ann McKillop Noel
251 Courtside Drive
Birmingham, AL 35242

WARRANTY DEED (Joint Right of Survivorship)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Ten 00/100 ----- DOLLARS (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

Cleveland Noel and Ann McKillop Noel, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Cleveland Noel; Ann McKillop Noel; Roger Cleveland Noel,
Annie Denise Born, Stephen Dayton Noel and Carol Noel McIntire

(Herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated

in Shelby County, Alabama to-wit:

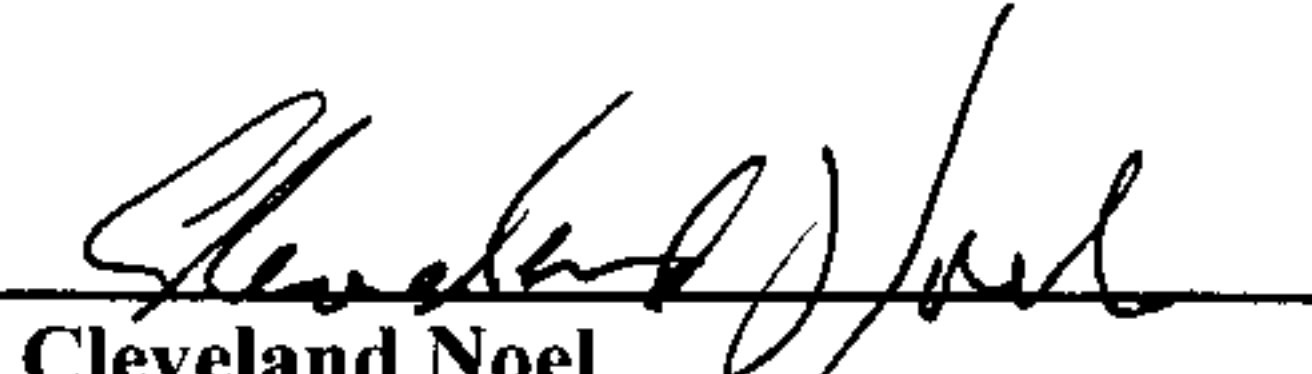
Unit 49, in the Courtside at Brook Highland, a Condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a Condominium, which is recorded as Instrument #20020521000241450, in the Probate Office of Shelby County, Alabama, as Amended by the Amendment thereto recorded as Instrument #20020521000241450 in said Probate Office and as further Amended by the corrective Amendment recorded as Instrument #20020521000241470, in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K. B. Weygand & Associates, P. C. which is attached as Exhibit C to the said Declaration of Condominium recorded as Instrument #20020521000241450 and which is also and separately recorded in Map Book 28, Page 103, in said Probate Office; being situated in Shelby County, Alabama


Subject to: 1. Easements and restrictions of record.
2. 2017 and subsequent property taxes.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, the heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s),
this 2nd day of June 2017.

 (Seal)
Cleveland Noel

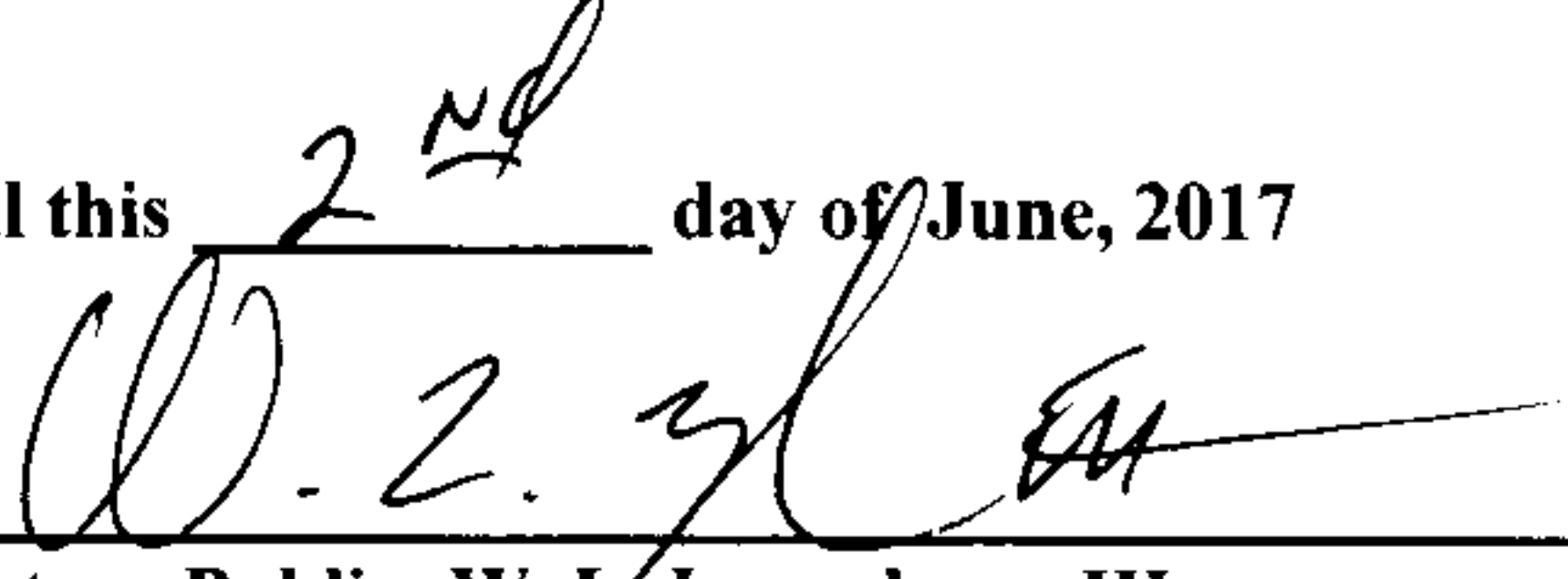
 (Seal)
Ann McKillop Noel


STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Cleveland Noel and Ann McKillop Noel, husband and wife, 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 executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2017


Notary Public: W. L. Longshore, III
My Commission Expires: 5-13-2020


20170607000200670 2/3 \$283.50
Shelby Cnty Judge of Probate, AL
06/07/2017 01:57:12 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Cleveland Noel
and Ann McKillop Noel

Grantee's Name: Cleveland Noel and
Ann McKillop Noel, Roger Cleveland Noel;
Annie Denise Born, Stephen Dayton Noel;
and Carol Noel McIntire

Mailing Address: 251 Courtside Drive
Birmingham, AL 35242

Mailing address: 251 Courtside Drive
Birmingham, AL 35242

Property Address:
251 Courtside Drive
Birmingham, AL 35242

Date of Sale \$ _____
Total Purchase \$ _____
Actual Value \$ _____
or
Assessor's Market Value \$258,500.00

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 X Other (tax assessment value)
_____ 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 6-2-17

Print W. L. Longshore, III

_____ Unattested _____

Sign W. L. Longshore, III
(Grantor/Grantee/Owner/Agent) circle one

Verified by

