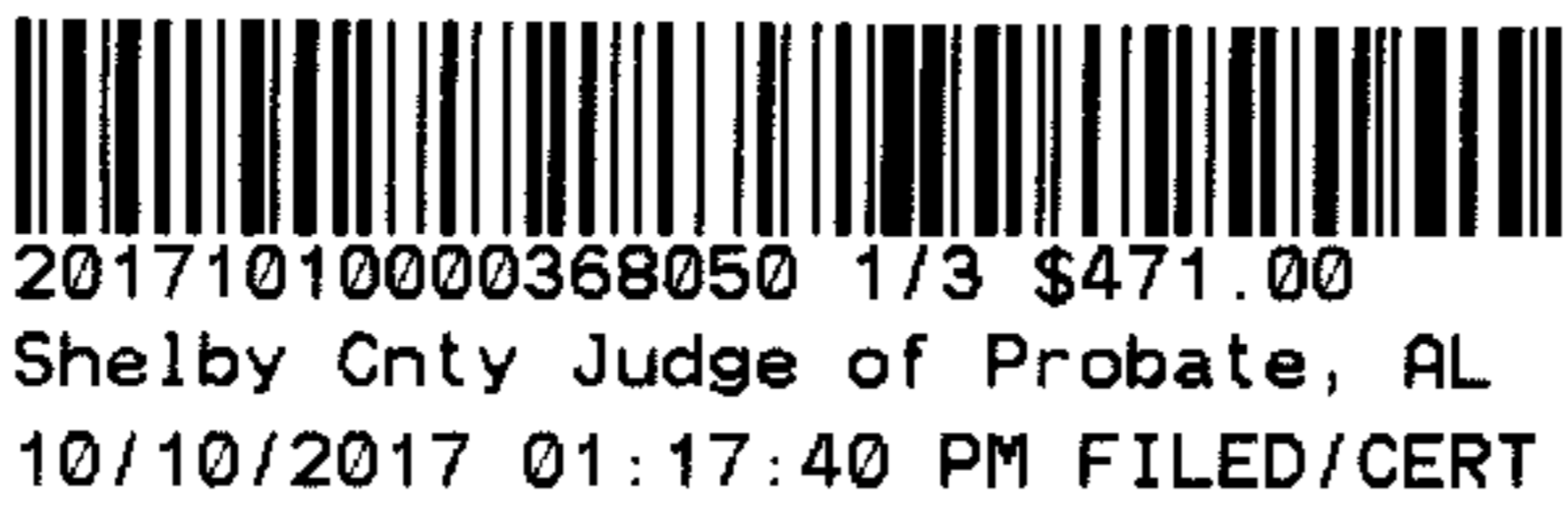


This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite  
Birmingham, AL 35223

Send Tax Notice To:  
Michael W. Taunton and Karen Taunton  
1152 Whisenhunt Road  
Chelsea, AL 35043



STATE OF ALABAMA  
COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Fifty Thousand and 00/100 (\$450,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Fred Friedman, a married man** (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, **Michael W. Taunton and Karen Taunton**, (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:

**See Exhibit "A" attached hereto and made a part hereof for legal description**

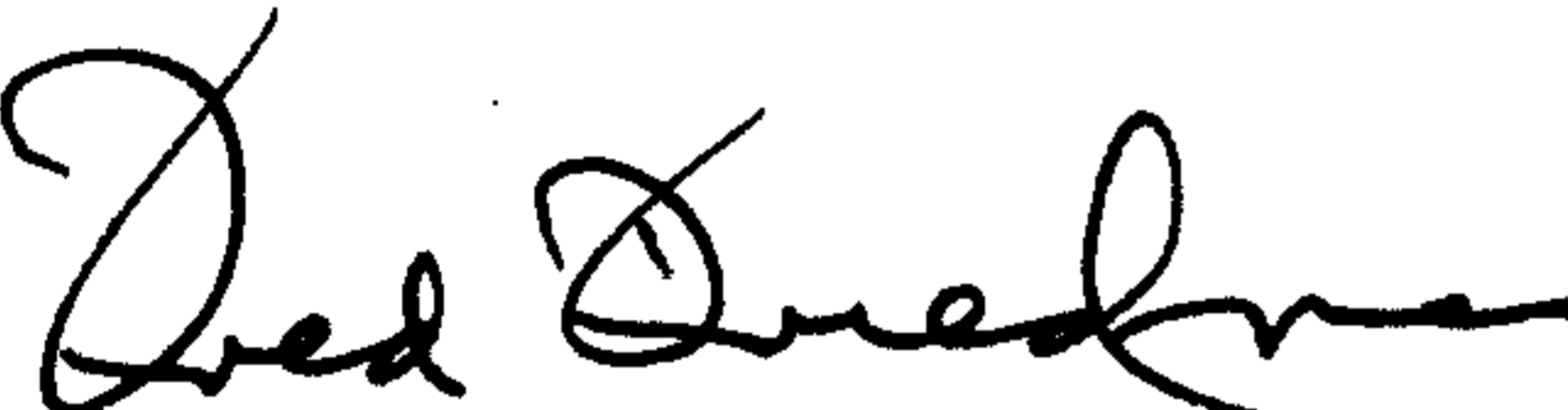
Subject To:  
Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 here in above 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'S will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **21st** day of **September, 2017**.

  
Fred Friedman

Shelby County, AL 10/10/2017  
State of Alabama  
Deed Tax: \$450.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Fred Friedman, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of September, 2017.

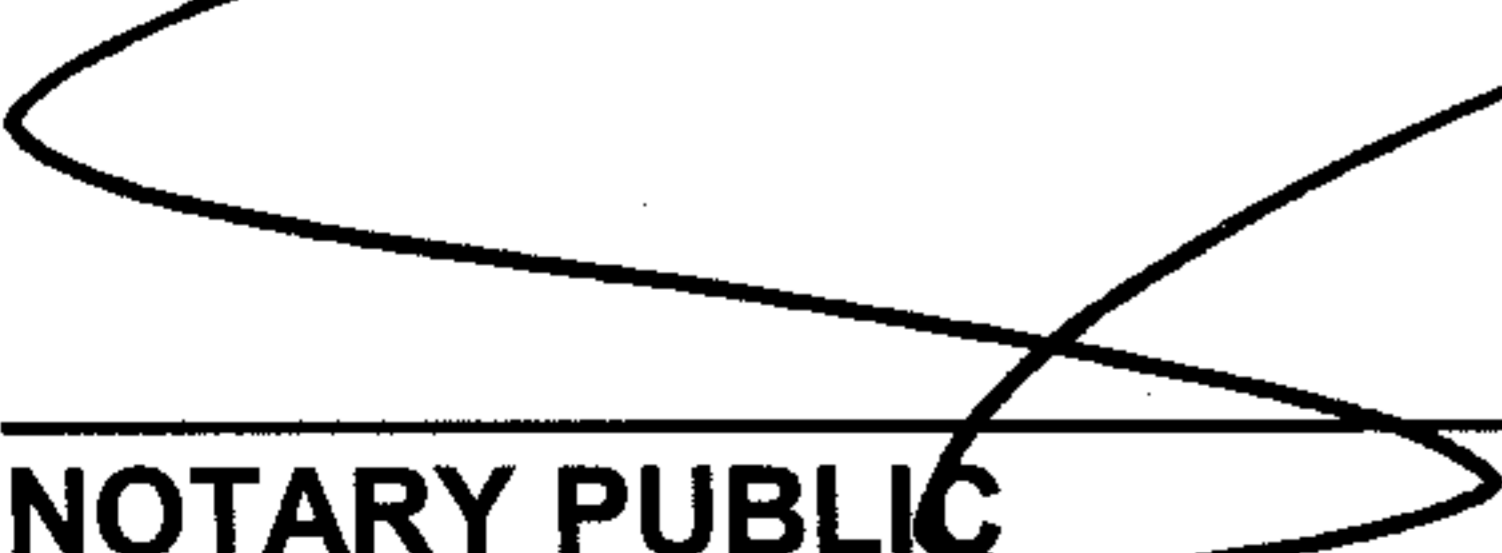
  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019




Exhibit "A"

Part of the Northeast 1/4 of Northeast 1/4 of Section 2, Township 20 South, Range 1 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said Section 2; thence in a Westerly direction along North boundary of said Quarter-Quarter Section, 420.69 feet for the point of beginning of a tract of land herein described; thence continuing in straight line in Westerly direction along last mentioned course, 504.83 feet; thence turning an angle of 87 degrees 36 minutes 02 seconds to the left in Southerly direction 1,331.03 feet to the point of intersection with the South boundary of said Quarter-Quarter Section; thence turning an angle of 92 degrees 11 minutes 13 seconds to the left in an Easterly direction along South boundary of said Quarter-Quarter Section, 503.94 feet; thence turn an angle of 87 degrees 46 minutes 35 seconds to the left in Northerly direction 1,332.96 feet to the point of beginning.

F A F

  
20171010000368050 2/3 \$471.00  
Shelby Cnty Judge of Probate, AL  
10/10/2017 01:17:40 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	Fred Friedman	Grantee's Name	Michael W. Taunton and Karen Taunton
Mailing Address	3417 Oak Canyon Drive Birmingham, AL 35243	Mailing Address	1152 Whisenhunt Road Chelsea, AL 35043
Property Address	Whisenhunt Road Chelsea, AL 35043 27.05 Acres	Date of Sale	September 21, 2017
		Total Purchase Price	\$ 450,000.00
		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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other -                               |
| <input checked="" type="checkbox"/> 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).

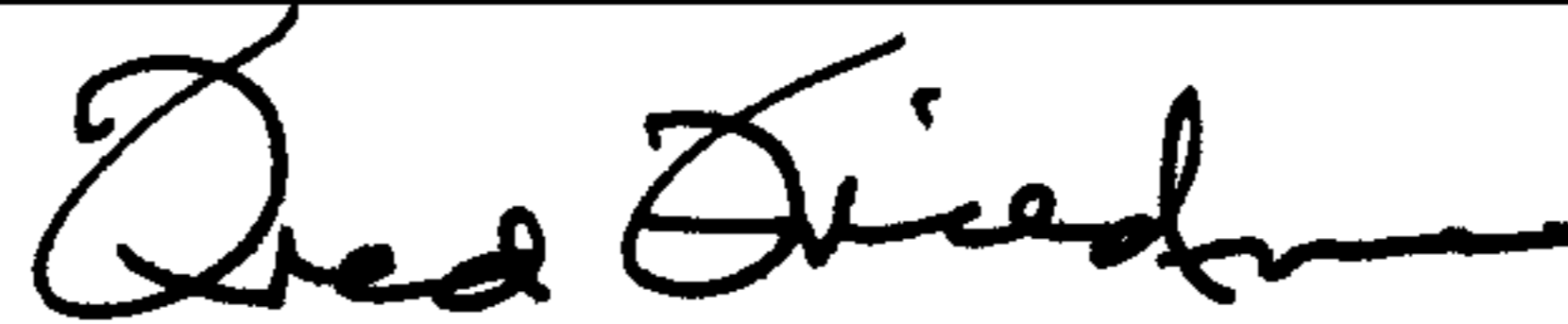
Date \_\_\_\_\_

Print Fred Friedman

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



20171010000368050 3/3 \$471.00  
Shelby Cnty Judge of Probate, AL  
10/10/2017 01:17:40 PM FILED/CERT