

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

Send Tax Notice To:
Jimmy Charles Maples and
Jane Walker Maples
3200 Kiltie Lane
Birmingham, AL 35242



20180315000084500 1/2 \$97.00
Shelby Cnty Judge of Probate, AL
03/15/2018 09:51:13 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety Thousand and 00/100 (\$390,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Bruce R. Clements and Sue L. Clements, Trustees of The Clements Living Trust dated December 11, 2008** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Jimmy Charles Maples and Jane Walker Maples**, (hereinafter referred to as GRANTEEES), 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 5, Block 2, according to the Survey of Kerry Downs a Subdivision of Inverness,
as recorded in Map Book 5, Pages 135 & 136, in the Probate Office of Shelby
County, Alabama.**

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$312,000.00 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 GRANTEEES, 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 GRANTEEES, and with GRANTEEES' 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto through its duly authorized representatives set its hand and seal this the **7th day of March, 2018**.

The Clements Living Trust dated December 11, 2008

Bruce R. Clements Trustee
Bruce R. Clements, Trustee

Sue L. Clements Trustee
Sue L. Clements, Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bruce R. Clements and Sue L. Clements, whose names as Trustees of The Clements Living Trust dated December 11, 2008, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such Trustees and with full authority, signed the same voluntarily for and as the act of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **7th day of March, 2018**.

NOTARY PUBLIC
My Commission Expires: 06-02-2019



Shelby County, AL 03/15/2018
State of Alabama
Deed Tax:\$78.00

Real Estate Sales Validation Form

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

Grantor's Name Clements Living Trust

Grantee's Name

Jimmy Charles Maples and
Jane Walker Maples

Mailing Address 1588 James Hill Drive
Hoover, AL 35266

Mailing Address

3200 Kiltie Ln
Birmingham, AL 35242

Property Address 3200 Kiltie Ln
Birmingham, AL 35242

Date of Sale March 7, 2018

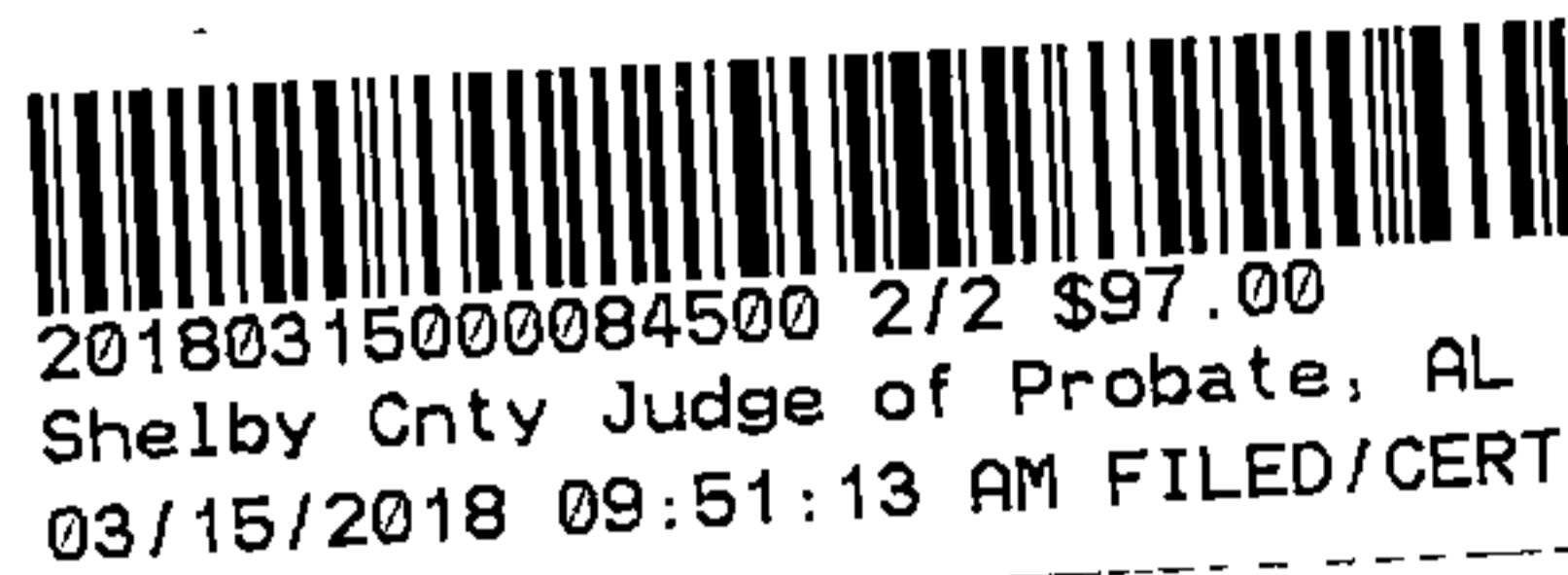
Total Purchase Price \$ 390,000.00

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 Appraisal/ Assessor's Appraised Value
 Sales Contract Other – property tax redemption
 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).

Clements Living Trust
Bruce R. Clements, Trustee
Print Sue L. Clements, Trustee

Date _____

____ Unattested

____ (verified by)

Sign Bruce R. Clements Trustee Sue L. Clements Trustee
(Grantor/Grantee/Owner/Agent) circle one