



20180611000204840 1/2 \$181.50  
Shelby Cnty Judge of Probate, AL  
06/11/2018 10:38:13 AM FILED/CERT

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

Send Tax Notice To:  
Ashelia Halla and Clayton T. Halla  
203 Sheffield Lane  
Birmingham, AL 35242

STATE OF ALABAMA  
COUNTY OF SHELBY

) JOINT SURVIVORSHIP DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Seventy-Three Thousand Five Hundred and 00/100 (\$473,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rodeland Properties, LLC, a Mississippi limited liability company** (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, Ashelia Halla and Clayton T. Halla**, (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 22-48, according to the Map of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94 A, B and C, in the Probate Office of Shelby County, Alabama**

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument No. 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

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.

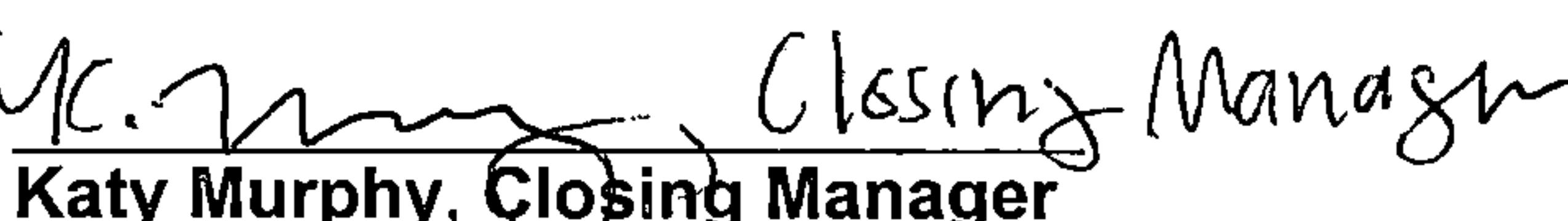
\$310,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 through its duly authorized representative hereunto set its hand and seal this the 7th day of June, 2018.

**Rodeland Properties, LLC**

  
Katy Murphy, Closing Manager

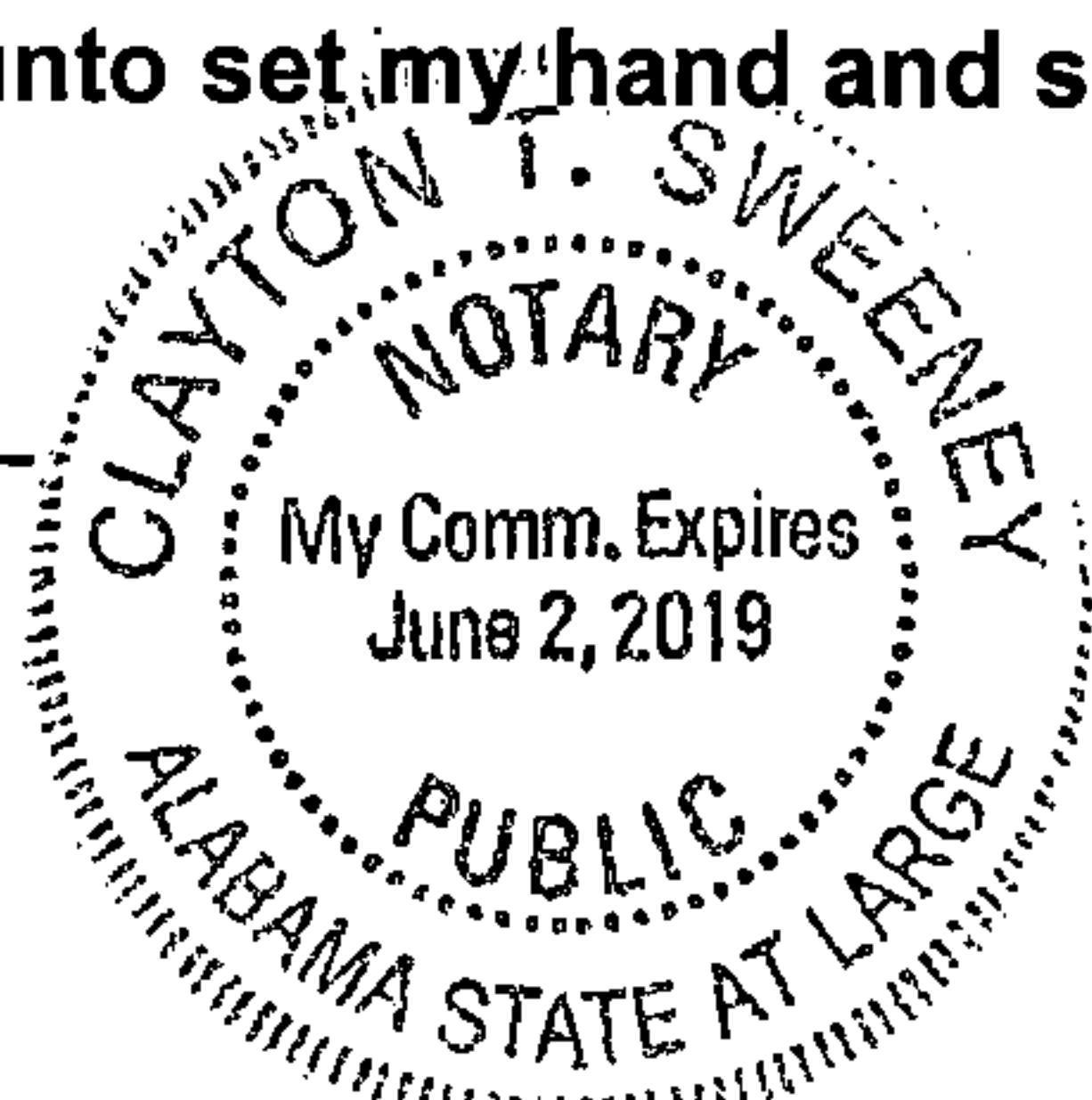
Shelby County, AL 06/11/2018  
State of Alabama  
Deed Tax:\$163.50

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Katy Murphy, whose name as Closing Manager of Rodeland Properties, LLC, a Mississippi 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, she as such Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

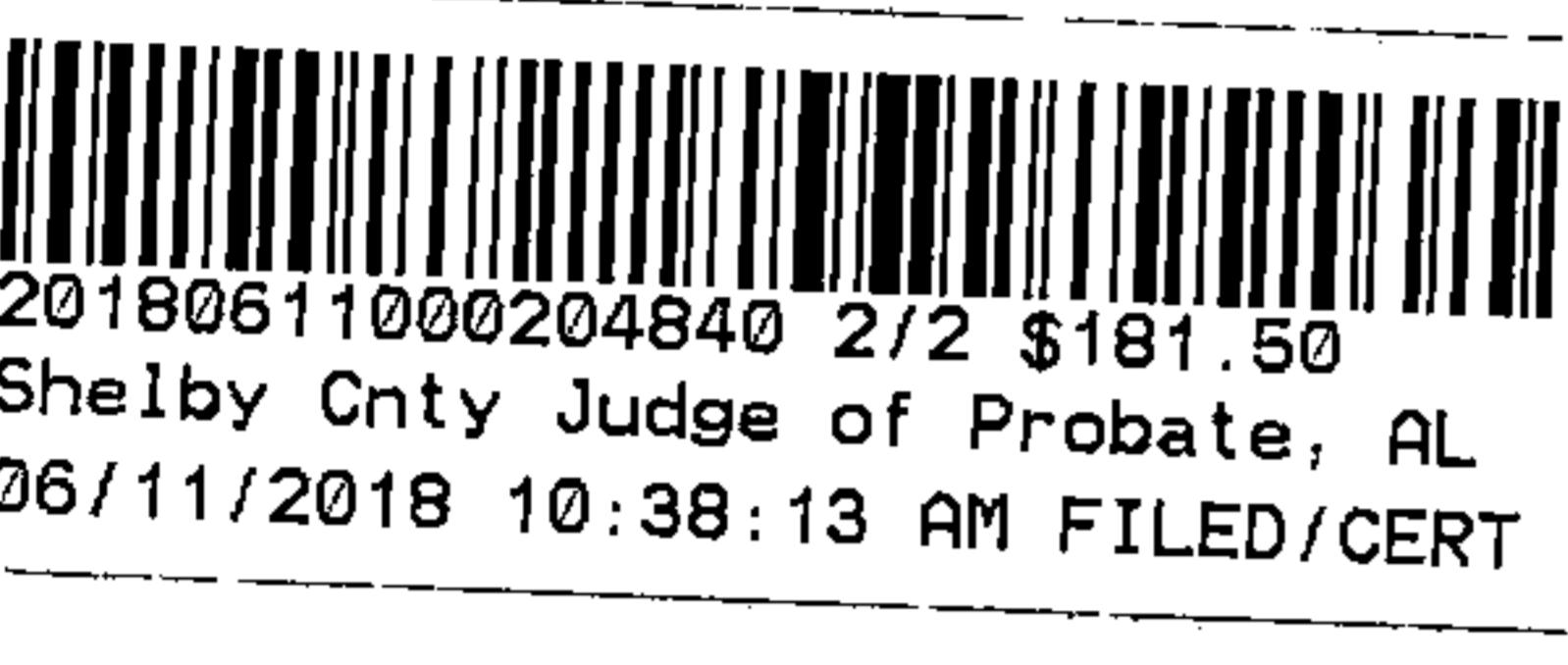
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of June, 2018.

  
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	Rodeland Properties, LLC	Grantee's Name	Ashelia Halla and Clayton T. Halla
Mailing Address	109 Beaufort Circle Madison, MS 39110	Mailing Address	203 Sheffield Lane Birmingham, AL 35242
Property Address	203 Sheffield Lane Birmingham, AL 35242	Date of Sale	June 7, 2018
 20180611000204840 2/2 \$181.50 Shelby Cnty Judge of Probate, AL 06/11/2018 10:38:13 AM FILED/CERT		Total Purchase Price	\$ 473,500.00
		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).

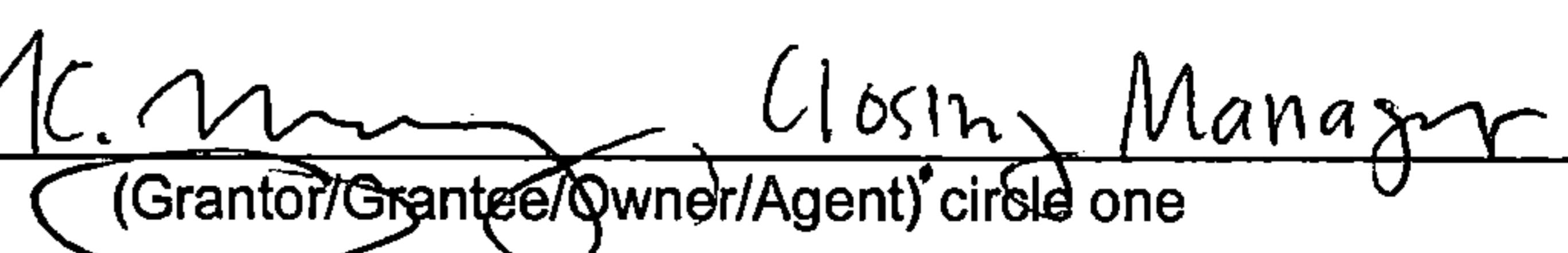
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Rodeland Properties, LLC  
Print By: Katy Murphy, Closing Manager

\_\_\_\_ Unattested

(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one