



20180611000205060 1/3 \$526.00
Shelby Cnty Judge of Probate, AL
06/11/2018 10:38:35 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: Jimmy D. Fordham and Janie H. Fordham 413 Tuscany Circle Chelsea, AL 35043
--	--

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Five Thousand and 00/100 (\$505,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **De-Meis HomeSouth Custom Homes, LLC, an Alabama limited liability company** (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, **Jimmy D. Fordham and Janie H. Fordham**, (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 59, according to the Survey of Courtyard Manor, as recorded in Map Book 35, Page 144, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Building setback line(s) as shown by the recorded plat in the Probate Office.
3. Right of Way to Shelby County as recorded in Volume 229, Page 489; Volume 229, Page 492 and Volume 39, Page 469.
4. Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor as set out by instrument(s) recorded in Instrument No. 2005101900542800, and Instrument No. 2009060200020803, Second Amendment and Restated recorded in Instrument #20121129000456810; Third amended and restated in Instrument #20180302600682500in the Probate Office.
5. Right of Way granted to Alabama Power Company recorded in Volume 126, Page 55 and Volume 165 Page 105.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument #1994-29305 and Deed 244, Page 587, in the Probate Office.
7. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument #200510310005640540.
8. Railroad right of way reserved by South and North Alabama Railroad by Deed Book " T", Page 655, in the Probate Office.
9. Minerals and restrictions as set out in Deed 244, Page 587 in the Probate Office.
10. Memorandum Affidavit regarding Oil and Gas Lease to Anschutz Corporation recorded in Miscellaneous Book 45, Page 303 in the Probate Office.
11. Terms, provisions, and obligations made binding on Little Narrows, LLC, its successors and assigns, set out in the Purchase and Sale Agreement dated April 5, 2004, the Reinstatement and Extension Agreement dated January 5, 2005, by and between Double Mountain, LLC and Gary L. Thompson, as referenced in and made to survive the delivery of the deed from Double Mountain, LLC to Little Narrows, LLC of the land dated February 4, 2005 as set out in Instrument #20050204000058360 in the Probate Office.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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 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 GRANTEES, and GRANTEES' 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 4th day of June, 2018.

De-Meis HomeSouth Custom Homes, LLC

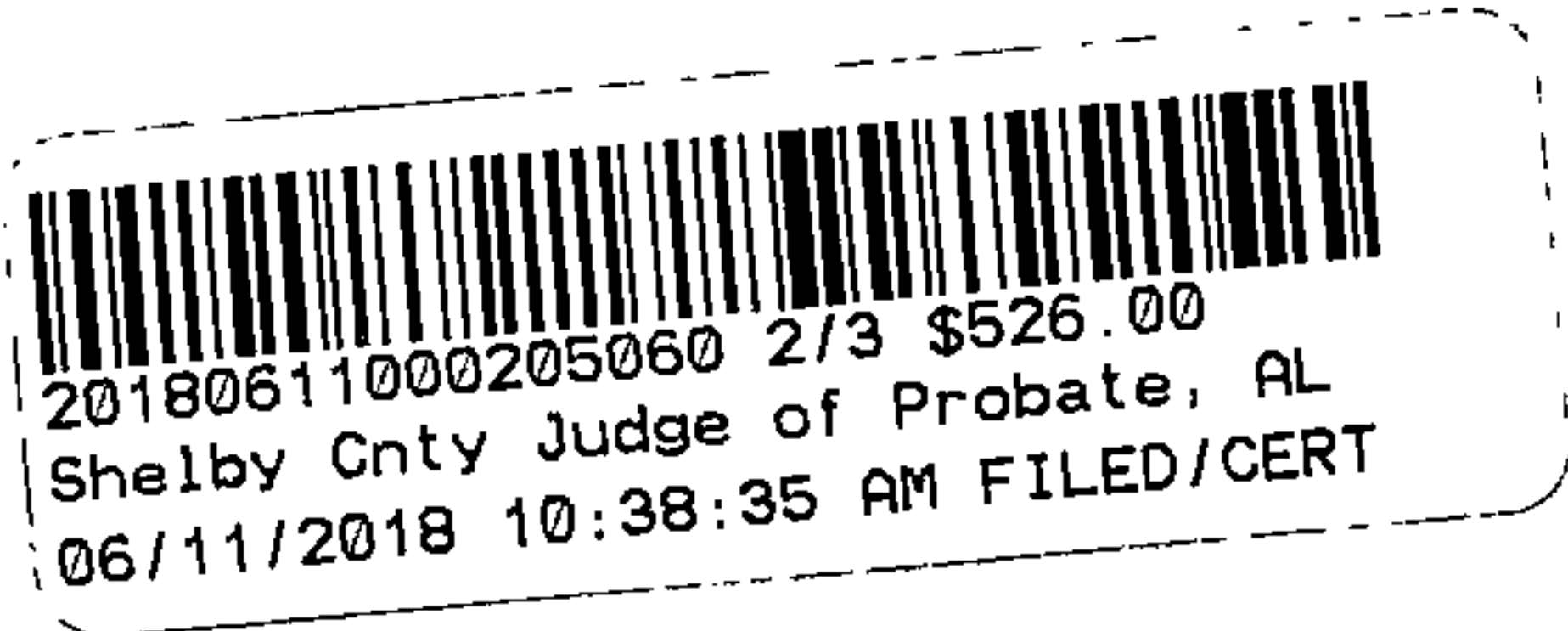
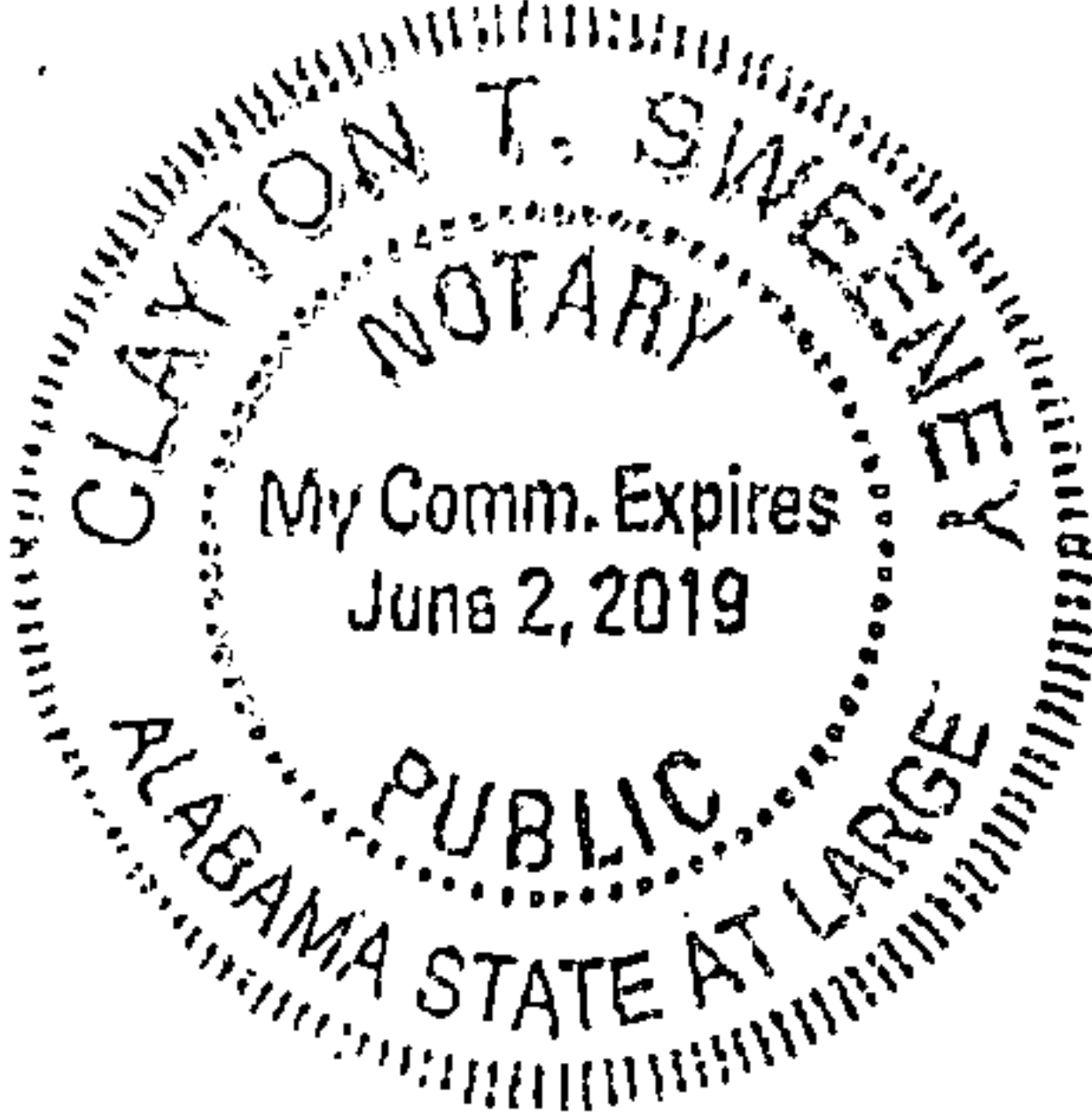
Marc DeMeis, Member
Marc DeMeis, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marc DeMeis, whose name as Member of De-Meis HomeSouth Custom Homes, LLC, an Alabama 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, he as such Member 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 4th 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 De-Meis HomeSouth Custom
Homes, LLC

Mailing Address 2360 Ridge Trail
Birmingham, AL 35242

Property Address 413 Tuscany Circle
Chelsea, AL 35043

Grantee's Name Jimmy D. Fordham and
Janie H. Fordham

Mailing Address 413 Tuscany Circle
Chelsea, AL 35043

Date of Sale June 4, 2018

Total Purchase Price \$ 505,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20180611000205060 3/3 \$526.00
Shelby Cnty Judge of Probate, AL
06/11/2018 10:38:35 AM FILED/CERT

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other – Tax assessor's market value

☐ 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 6-4-18

De-Meis HomeSouth Custom Homes, LLC
Print by: Marc DeMeis, Member

Unattested Sign _____
(verified by)

Marc DeMeis Its Member
(Grantor/Grantee/Owner/Agent) circle one