



20180713000250220 1/4 \$580.00
Shelby Cnty Judge of Probate, AL
07/13/2018 11:58:59 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
Bradford D. Schwoebel, Sue S. Schwoebel and
Betty J. Schwoebel
523 Highland Park Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Fifty Five Thousand and No/100 Dollars (\$555,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Gregory J. Brandon and Ashley P. Brandon, husband and wife** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANNEES, **Bradford D. Schwoebel, Sue S. Schwoebel and Betty J. Schwoebel** (hereinafter referred to as GRANNEES), 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 1604, according to the Map of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of Shelby County, Alabama; being situated in 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 Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded as Instrument No. 1999-31096, 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.

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 GRANNEES, 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.

It is the intention of the grantees herein that title to the property is held jointly with right of survivorship and the joint tenancy shall not be extinguished upon the death of the first grantee to die or the subsequent death of any of the remaining surviving grantees. The joint tenancy with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving grantee(s) any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantee(s) in equal parts until the entire interest in fee simple passes to the last surviving grantee.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are 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; that GRANTORS have a good right to sell and convey the same to the said GRANTEEES, GRANTEEES' heirs and assigns; and that GRANTORS will, and GRANTORS' 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.



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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
22nd day of February 2018.

Gregory J. Brandon

100

 Ashley P. Brandon

~~Ashley P Brandon~~

✓THE STATE OF Jefferson AL }
COUNTY.

I, the undersigned, Laurie T. Sims, a Notary Public, in and for said State
and County, hereby certify that Gregory J. Brandon and Ashley P. Brandon husband and
wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged
before me on this day that, being informed of the contents of the conveyance, he, she, they executed the
same voluntarily on the day the same bears date.

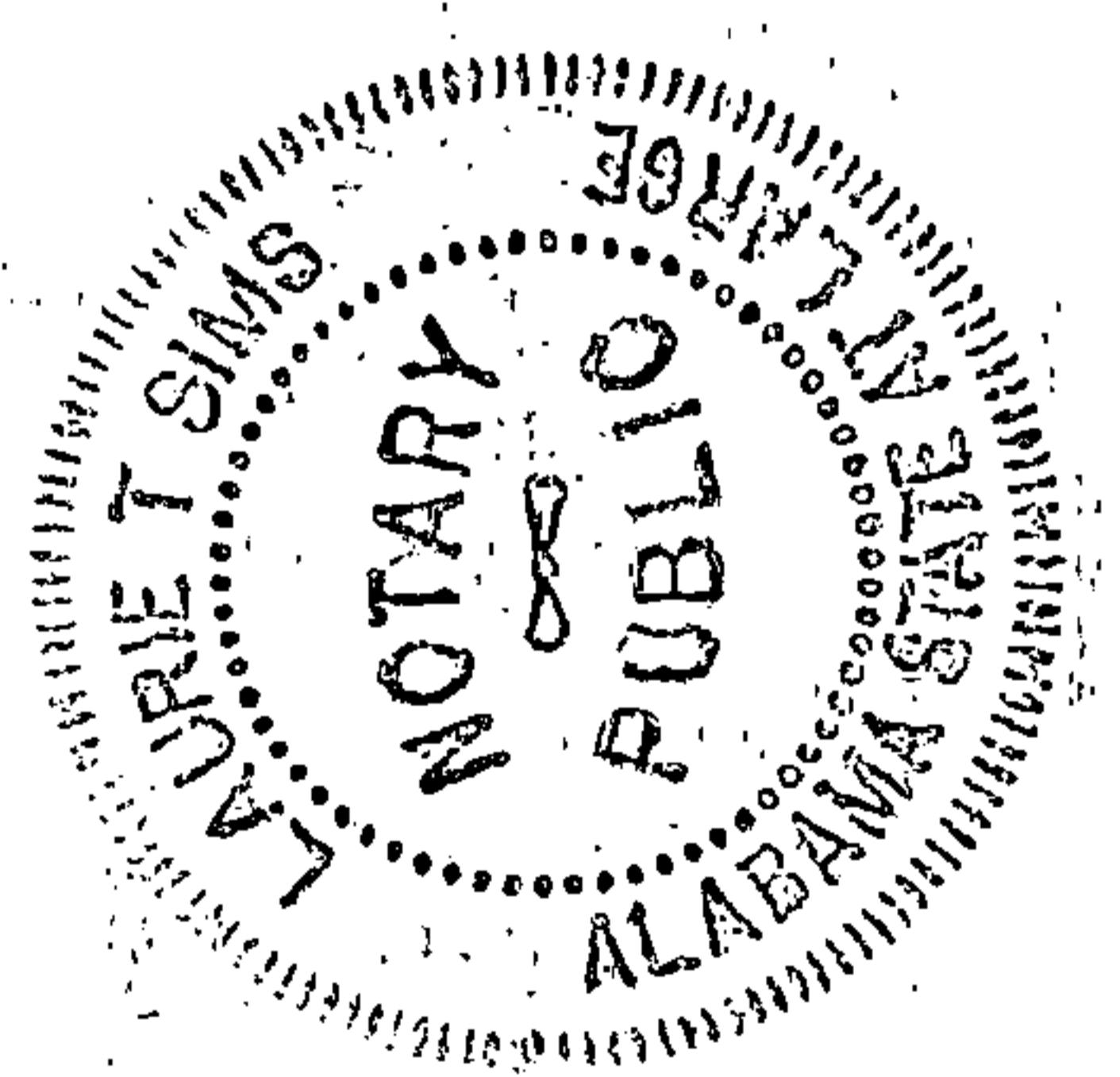
Given under my hand and official seal this the 22nd day of February, 2018.

✓ Laurie Y. Sims

Notary Public

MR-GR-APRO269317

This instrument was prepared by:
Joan M. Brady , Attorney
449 Taft Avenue
Glen Ellyn, IL 60137



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Real Estate Sales Validation Form

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

Grantor's Name	Gregory J. Brandon and Ashley P. Brandon	Grantee's Name	Bradford D. Schwoebel Sue S. Schwoebel Betty J. Schwoebel
Mailing Address	<u>X 523 Highland Park Cir</u> <u>X Birmingham, AL 35242</u>		
Property Address	523 Highland Park Circle Birmingham, AL 35242	Date of Sale	7/10/18
		Total Purchase Price	\$ 555,000.00
		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
 Sales Contract
 Closing Statement

Appraisal
 Other


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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 Settlement Date

Print

X Gregory J Brandon Ashley P Brandon

Unattested

Sign

X Gregory J Brandon Ashley P Brandon
(Grantor/Grantee/Owner/Agent) circle one