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

Send Tax Notice To: Tara D. Jones and Michael W. Jones 109 Carnoustie Drive Pelham, AL 35124

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STATE OF ALABAMA

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STATUTORY JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Fifty Eight Thousand Seven Hundred Ninety Three and 00/100 (\$458,793.00), and other good and valuable consideration, this day in hand paid to the undersigned Ridge Crest 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, Tara D. Jones and Michael W. Jones, (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 919, according to the Final Plat of Carnoustie Crest at Ballantrae Phase I, as recorded in Map Book 35, Page 71, 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) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Notes and restrictions as shown by recorded map in Map Book 35, Page 71.
- 4) Declaration of Protective Covenants for Carnoustie Crest at Ballantrae Phase I recorded in Instrument No. 20050722000367070 in said Probate Office.
- 5) Right of Way granted to Alabama Power Company recorded in Instrument No.20040629000354640 in the Probate Office of Shelby County, Alabama.
- Easement to ingress and egress and public utilities recorded in Instrument No.1999-47153 in the Probate Office of Shelby County, Alabama.
- 7) Easement recorded in Instrument No.1995-6002 in the Probate Office of Shelby County, Alabama.
- 8) Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company appearing of record in Instrument No. 20050803000393930, in the Probate Office of Shelby County, Alabama.
- 9) Mineral and mining rights and rights incident thereto and release of damages and Covenant for storm water run off recorded in Instrument No.20050823000434540, in the Probate Office of Shelby County, Alabama.

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.

\$314,930.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 07/20/2018 State of Alabama Deed Tax:\$144.00

CLANTION F. SINEENEY, ATTORNEY AT LAW

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.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 18th day of July, 2018.

Ridge Crest Homes, LLC

an Alabama limited liability company

Doug McAnally, Closing Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Doug McAnally, whose name as Closing Manager of Ridge Crest 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 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 18th day of July, 2018.

NOTARY-PUBLIC-

My Commission/Expires: 06-02-2019

My Comm. Expires
June 2, 2019

STATE ATTENDATION

20180720000259150 2/3 \$165.00 Shelby Cnty Judge of Probate, AL 07/20/2018 12:26:26 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 | Ridge Crest Homes, LLC | Grantee's Name | Tara D. Jones and Michael W. Jones |
|--|---|---|--|
| Mailing Address | 215 Narrows Parkway, Suite C Birmingham, AL 35242 | Mailing Address | 109 Carnoustie Drive Pelham, AL 35124 |
| Property Address | 109 Carnoustie Drive Pelham, AL 35124 | Date of Sale | e <u>July 18, 2018</u> |
| | | Total Purchase Price | \$ 458,793.00 |
| | | or | <u>. </u> |
| | | Actual Value | <u>\$ </u> |
| | | or Assessor's Market Value | \$ |
| ☐ Bill of Sale☐ Sales Contract☑ Closing Statement | | ☐ Appraisal☐ Other☐ Deed☐ Deed Information r | eferenced above, the filing of this form |
| s not required. | | structions the person or persons conveyi | ng interest to property and their currer |
| Grantor's name and mailing address. Grantee's name and response the property was conveyed. Total purchase price - | In mailing address - provide the name of mailing address - provide the name of the physical address of the property being | the person or persons conveying person or persons to whom integrated and conveyed, if available. Date of | erest to property is being conveyed. f Sale - the date on which interest to th |
| Grantor's name and mailing address. Grantee's name and reserve address - the property was conveyed for record. Actual value - if the property was a conveyed address and record. | In mailing address - provide the name of mailing address - provide the name of the physical address of the property being ed. | the person or persons conveying person or persons to whom integrated and persons to the property, both real and person the property, both real and person the property, both real and person the property, both real and persons. | erest to property is being conveyed. If Sale - the date on which interest to the resonal, being conveyed by the instruments on the instruments. |
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