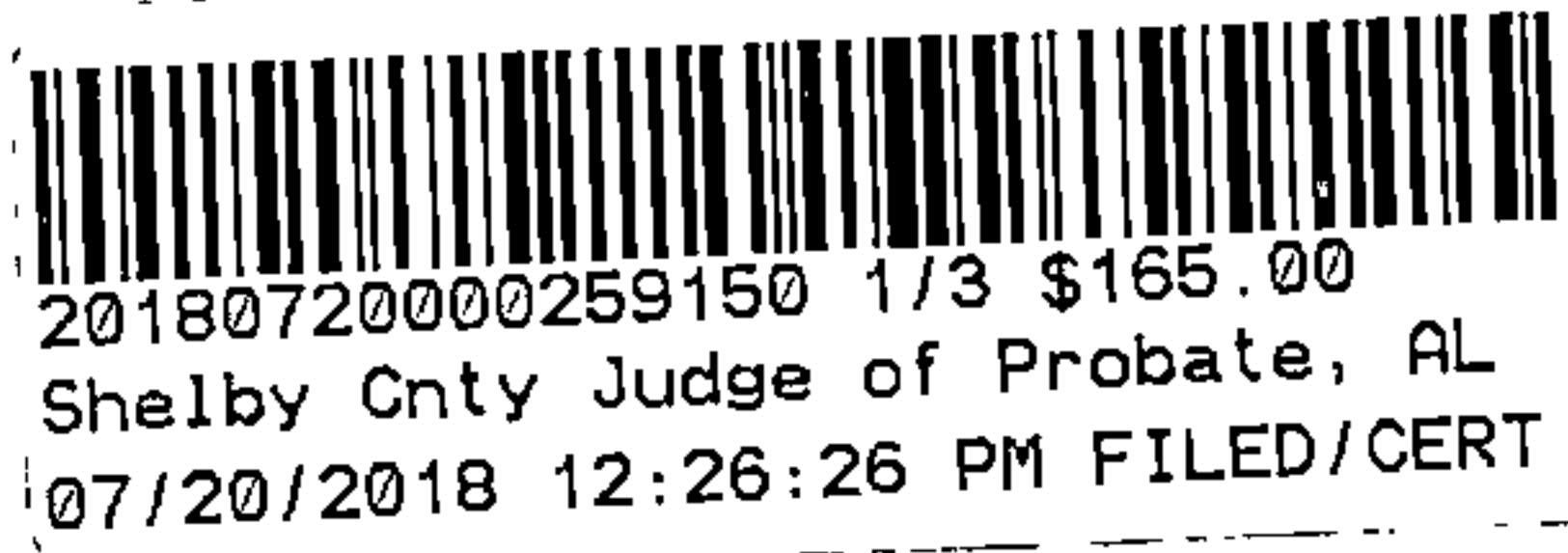


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

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



STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY JOINT SURVIVORSHIP DEED

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:

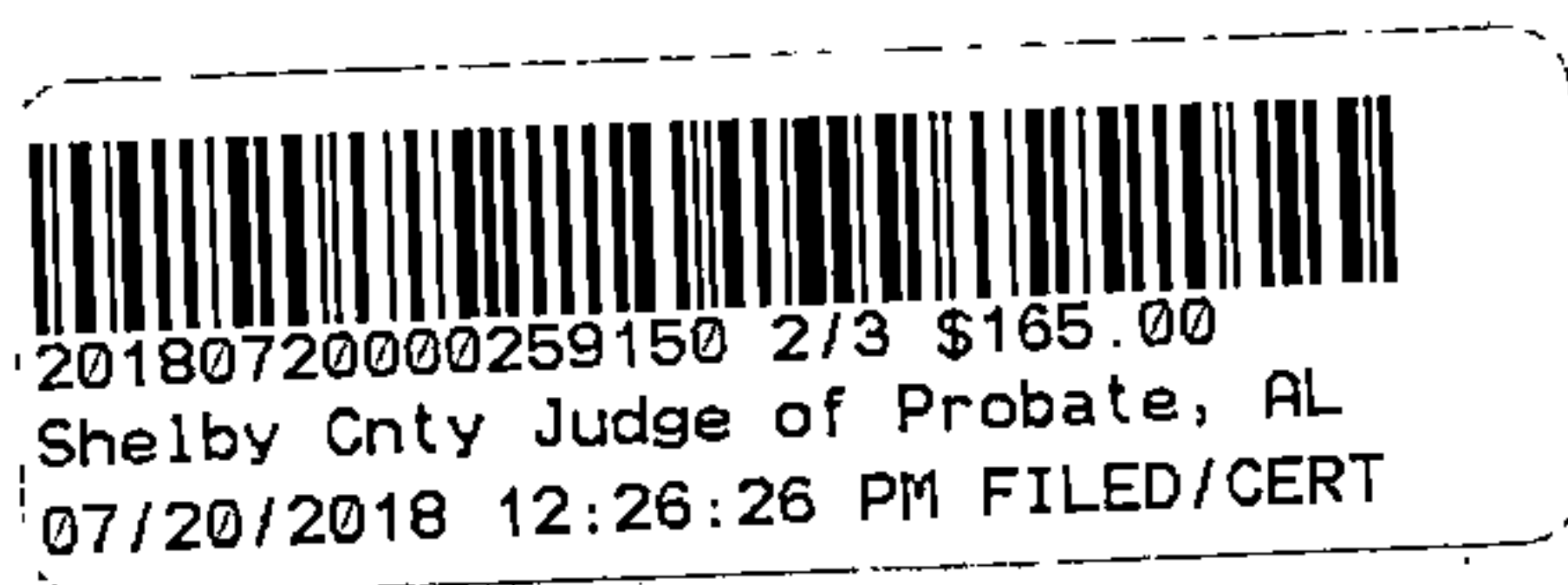
- 1) Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Notes and restrictions as shown by recorded map in Map Book 35, Page 71.
- 4) Declaration of Protective 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.
- 6) 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

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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	July 18, 2018
		Total Purchase Price	\$ 458,793.00
		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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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 _____

Print by: Ridge Crest Homes, LLC
Doug McAnally, Closing Manager

Unattested

(verified by)

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

