

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

Send Tax Notice To:
Robert Lee Bobbitt and Brooke Bobbitt
913 Whisenhunt Road
Chelsea, AL 35043

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thousand and 00/100 (\$100,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Michael W. Taunton and wife, Karen Taunton**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert Lee Bobbitt and Brooke Bobbitt**, (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:

See Exhibit "A" attached hereto and made a part hereof for legal description

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) Easement to Colonial Pipeline Company as recorded in Deed Book 220, Page 665; Deed Book 220, Page 812, and Deed Book 267, Page 692, in Probate Office (as to Section 2, Township 20 South, Range 1 West).
- (4) Title to minerals underlying Section 2, Township 20 South, Range 1 West, as conveyed in Deed Book 13 Page 150, in Probate Office.
- (5) Easement to Plantation Pipe Line Company as recorded in Deed Book 143, Page 485; Deed Book 253, Page 299; Deed Book 253, Page 318; and Deed Book 112, Page 213 in Probate Office (as to Section 2, Township 20 South, Range 1 West).
- (6) Transmission line permit to Alabama Power Company as recorded in Deed Book 141, Page 83, in Probate Office (as to Section 2, Township 20 South, Range 1 West).
- (7) Rights of others to use of lake.

\$179,515.00 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 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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; and that GRANTORS will, and GRANTORS' 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.

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Shelby Cnty Judge of Probate, AL
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CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the **10th** day of **September, 2018**.



Michael W. Taunton


Karen Taunton

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael W. Taunton and wife, Karen Taunton whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of September, 2018.


NOTARY PUBLIC
My Commission Expires: 06-02-2019





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EXHIBIT "A"

②
MAT

Part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 1 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at a rebar found, locally accepted to be the Northeast corner of said Section 2; thence run South 88 degrees 26 minutes 41 seconds West along the North line of said Section 2 for a distance of 420.72 feet to a rebar found; thence run South 00 degrees 53 minutes 22 seconds West for a distance of 986.98 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue South 00 degrees 53 minutes 22 seconds West for a distance of 346.00 feet to an iron pin set with SSI cap; thence run South 88 degrees 39 minutes 39 seconds West for a distance of 483.31 feet to an iron pin set with SSI cap on the Northeast right of way line of Whisenhunt Road and also on a curve to the left having a radius of 275.00 feet, a central angle of 6 degrees 35 minutes 10 seconds and a chord bearing of North 39 degrees 45 minutes 27 seconds West; thence run in a northwesterly direction along said Northeast right of way line and also along the arc of said curve for a distance of 31.61 feet to a 2" post; thence run North 00 degrees 51 minutes 28 seconds East for a distance of 321.23 feet to an iron pin set with SSI cap; thence run North 88 degrees 39 minutes 39 seconds East for a distance of 504.08 feet to the Point of Beginning. Situated in Shelby County, Alabama.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated August 22, 2018.



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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 Michael W. Taunton and
Karen Taunton

Grantee's Name Robert Lee Bobbitt and
Brooke Bobbitt

Mailing Address 1152 Whisenhunt Road
Chelsea, AL 35043

Mailing Address 913 Whisenhunt Road
Chelsea, AL 35043

Property Address 913 Whisenhunt Road
Chelsea, AL 35043

Date of Sale September 10, 2018

Total Purchase Price \$ 100,000.00

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/ Assessor's Appraised Value
☐ Other - property tax redemption

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 Michael W. Taunton and Karen Taunton

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW