

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

Send Tax Notice To:
Robert Sullivan and
Lynne Sullivan
826 Hillshire Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Eighteen Thousand Five Hundred and No/100 Dollars, (\$318,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Frank LaRock and Patricia M. LaRock**, husband and wife (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 Sullivan and Lynne Sullivan**, (hereinafter referred to as GRANTEE), 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:

Legal description attached and made a part hereof

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.

\$293,500.00 of the consideration was paid from the proceeds of a mortgage loan.

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 GRANTEE'S heirs and assigns, that GRANTOR'S 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 GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 09/13/2018
State of Alabama
Deed Tax: \$25.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, we have hereunto set our hand^s and seal s, this
17th day of May 2018.

x Frank LaRock
Frank LaRock

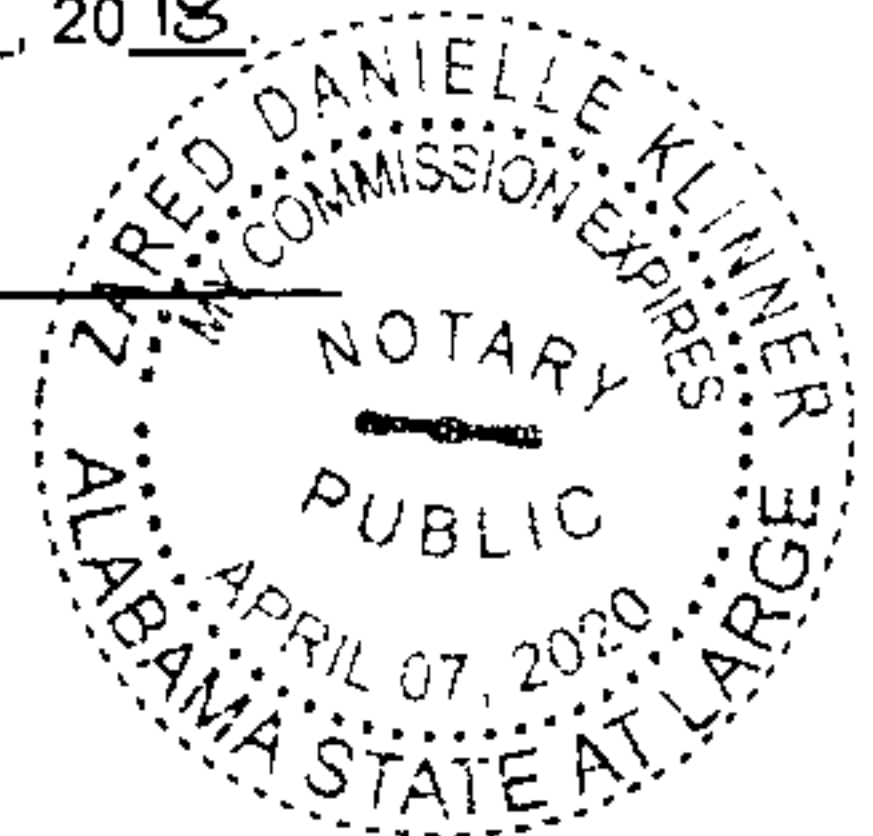
x Patricia M. LaRock
Patricia M. LaRock

✓THE STATE OF Alabama;
Shelby
COUNTY.

I, the undersigned, Zared Danielle Klinner, a Notary Public, in and for said State
Alabama, hereby certify that Frank LaRock 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 17 day of May, 2018.

✓ Zared Danielle Klinner
Notary Public

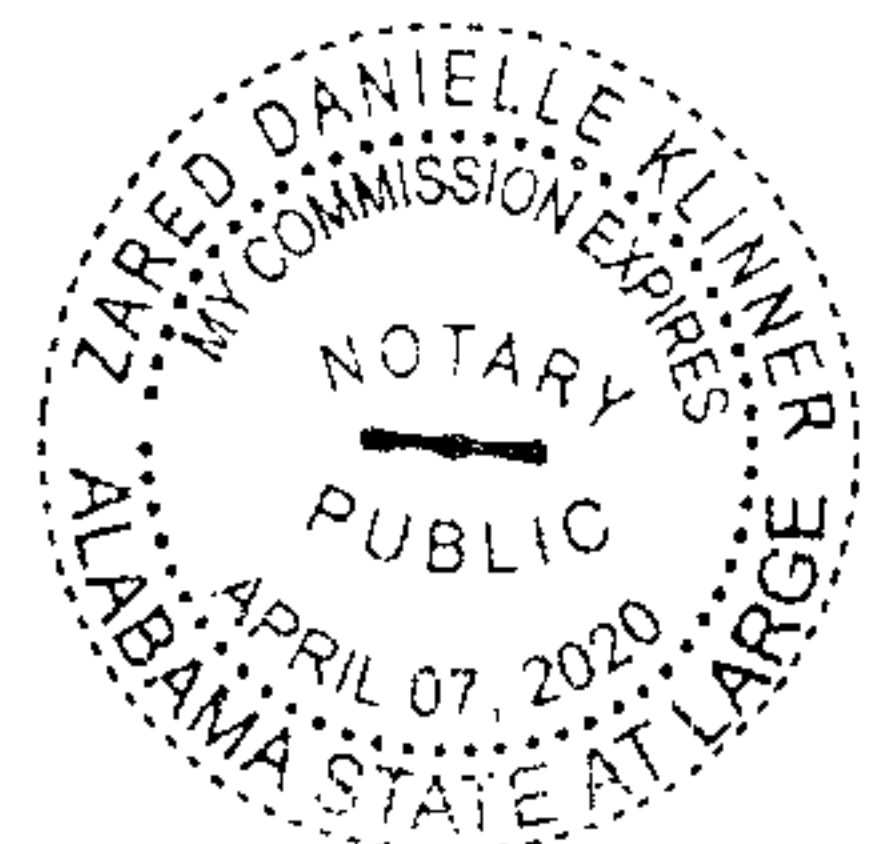


✓THE STATE OF Alabama;
Shelby
COUNTY.

I, the undersigned, Zared Danielle Klinner, a Notary Public, in and for said State
Alabama, hereby certify that Patricia M. LaRock 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 17 day of May, 2018.

✓ Zared Danielle Klinner
Notary Public



MR-BRI-8313873

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

20180913000329710 2/4 \$49.00
Shelby Cnty Judge of Probate, AL
09/13/2018 01:16:33 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Lot 19, according to the Map of the Highlands, 2nd Sector, as recorded in Map Book 18, Page 48,
in the Probate Office of Shelby County, Alabama.


20180913000329710 3/4 \$49.00
Shelby Cnty Judge of Probate, AL
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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 Frank LaRock and
Patricia M. LaRock
c/o Brookfield Relocation, Inc.
Mailing Address 16260 North 71st Street
Scottsdale, AZ 85254

Grantee's Name Robert Sullivan and
Lynne Sullivan

Mailing Address 826 Hillshire Drive
Hoover, AL 35244

Property Address 826 Hillshire Drive
Hoover, AL 35244

Date of Sale September 7, 2018

Total Purchase Price \$ 318,500.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☒ Closing Statement | ☐ 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 Clayton T. Sweeney, Attorney At Law

Unattested

(verified by)

Sign By:

(Grantor/Grantee/Owner/Agent) circle one



20180913000329710 4/4 \$49.00
Shelby Cnty Judge of Probate, AL
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