

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Christopher N White and Rachel L. White 1108 Legacy Drive Birmingham, AL 35242

STATE OF ALABAMA		JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY	·)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Million One Hundred Ninety Nine Thousand Nine Hundred Ninety Nine and No/100 Dollars, (\$1,199,999.00), and other good and valuable consideration, this day in hand paid to the undersigned James F. Dunlap and wife, Charlene B. Dunlap, (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, Christopher N. White and Rachel L. White, (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 151, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B, & C, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$1,100,000.00 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 GRANTEE, 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 GRANTEE, and GRANTES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said G October, 2018.	RANTOR has her	eunto set her hand ar	nd seal this the	23 day of
Witness		Mulin Charlene B. D	unlap	
STATE OF ALABAMA) JEFFERSON COUNTY)				
I, the undersigned, a Notary Charlene B. Dunlap, a married who is known to me, acknowled of the Instrument, she executed	man, whose nated dged before me	me is signed to the on this day that, beir	foregoing corng informed of	nveyance and f the contents
IN WITNESS WHEREOF, I have 2018.	hereunto set my	y hand and seal this	the <u>33</u> da	y of October,
NOTARY PUBLIC My Commission Expires:	3-2-2019		(must affix sea	al)

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20181101000387390 2/4 \$124.00

Shelby Cnty Judge of Probate, AL

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IN WITNESS WHEREOF, said GRANTOR had October, 2018.	s hereunto set his hand and seal this the 34 day of
Mitness Witness	James F. Dunlap
STATE OF SC COUNTY OF Green My	
F. Dunlap, a married man, whose name is	for said County and State, hereby certify that James s signed to the foregoing conveyance and who is this day that, being informed of the contents of the

Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the $\frac{2\Psi}{2}$ day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 12-19/19

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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	James F. Dunlap and Charlene B. Dunlap	Grantee's Name	Christopher N. White and Rachel L. White
			1100 Decree 11 Mes
Mailing Address	86 Castellan Drive Greer, SC 29650	Mailing Address	1108 Regency Way Birmingham, AL 35242
	1108 Legacy Drive		
Property Address	Birmingham, AL 35242	Date of Sale	October 26, 2018
		Total Purchase Price	\$ 1,199,999.00
		or	·
		Actual Value	\$
		or	
		Assessor's Market Value	\$
	ation of documentary evidence is i	can be verified in the following document not required) Appraisal/ Assessor's Apprai Other – property tax redemp	ised Value
Closing Statemen	t · ·		
If the conveyance docis not required.	ument presented for recordation of	contains all of the required information refe	erenced above, the filing of this form
Grantor's name and mailing address.	mailing address - provide the na	Instructions me of the person or persons conveying	interest to property and their current
Grantee's name and n	nailing address - provide the name	e of the person or persons to whom intere	st to property is being conveyed.
Property address - the property was conveyed		y being conveyed, if available. Date of S	ale - the date on which interest to the
Total purchase price - offered for record.	the total amount paid for the purc	chase of the property, both real and perso	onal, being conveyed by the instrument
		value of the property, both real and personal conducted by a licensed appraiser or t	
the property as detern		ed, the current estimate of fair market vawith the responsibility of valuing property Alabama 1975 § 40-22-1 (h).	
		information contained in this document is ult in the imposition of the penalty indicate	
Date		Print James F. Dunlap and	Charlene B. Dunlap
llnattaataa		Simm III III	MIII, Man BAD
unattested	(verified by)	Sign (Grantor/Grantee/O	wner/Agent) circle one
	Shelby County, AL 11/0 State of Alabama Deed Tax:\$100.00		390 4/4 \$124.00

Shelby Cnty Judge of Probate, AL

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