

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

Send Tax Notice To:
Jamie E. Price, Jr. and Tonya W. Price
208 Highland Park 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 **Five Hundred Fifty Five Thousand and No/100 Dollars (\$555,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Eric J. Mosley and Jennifer Kurtz Mosley a/k/a Jennifer L. Mosley, 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, **Jamie E. Price, Jr. and Tonya W. Price**, (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:

Legal Description attached hereto and made a part hereof as Exhibit "A"

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.

\$355,000.00 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 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 GRANTOR'S 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.

Shelby County, AL 02/15/2019
State of Alabama
Deed Tax: \$200.00


20190215000048960 1/4 \$225.00
Shelby Cnty Judge of Probate, AL
02/15/2019 01:15:09 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hand_s and seal_s, this
17th day of January 2019.

x Eric J. Mosley
Eric J. Mosley

x Jennifer Kurtz Mosley a/k/a Jennifer L. Mosley
Jennifer Kurtz Mosley a/k/a Jennifer L. Mosley

✓ THE STATE OF

GEORGIA
COUNTY. Fulton signed - COBB-Notary

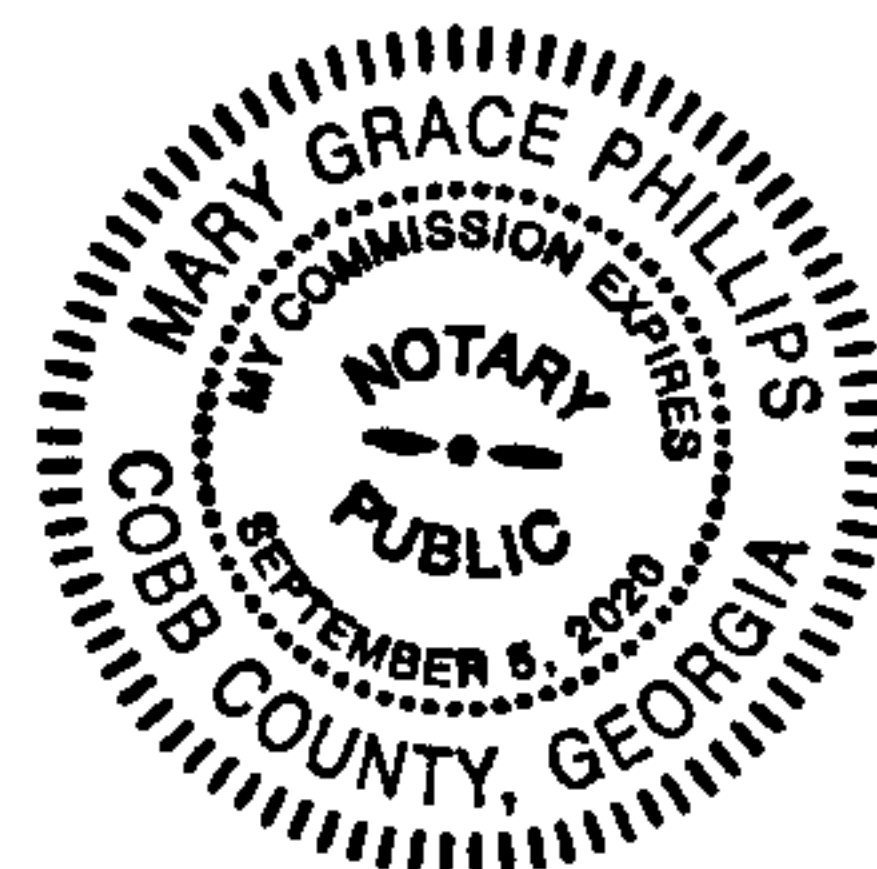
I, the undersigned, Mary Grace Phillips, a Notary Public, in and for said State
Georgia, hereby certify that Eric J. Mosley and Jennifer Kurtz Mosley a/k/a Jennifer L.
Mosley husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known
to me acknowledged before me on this 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 17th day of January, 2019.

✓ Mary Grace Phillips
Notary Public

MR-GR-APRO288044

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




20190215000048960 2/4 \$225.00
Shelby Cnty Judge of Probate, AL
02/15/2019 01:15:09 PM FILED/CERT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lot 1632, according to the Map of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, common area and all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded at Instrument #1999-31096, in the Probate Office of Shelby County, Alabama.


20190215000048960 3/4 \$225.00
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	Eric J. Mosley and Jennifer Kurtz Mosley a/k/a Jennifer L. Mosley	Grantee's Name	Jamie E. Price, Jr. and Tonya W. Price
Mailing Address	<input checked="" type="checkbox"/> c/o Graebel Relocation <input checked="" type="checkbox"/> 30000 Mill Creek Avenue Alpharetta, GA 30022	Mailing Address	208 Highland Park Drive Birmingham, AL 35242
Property Address	208 Highland Park Drive Birmingham, AL 35242	Date of Sale	February 13, 2019
		Total Purchase Price	\$555,000.00
		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)

<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	

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 Settlement Date

Unattested

(verified by)

Print

Sign

☒ Eric J. Mosley / Jennifer Kurtz Mosley
a/k/a Jennifer L. Mosley
☒ [Signature] / Jennifer Kurtz Mosley
(Grantor/Grantee/Owner/Agent) circle one
a/k/a Jennifer L. Mosley
Form RT-1



20190215000048960 4/4 \$225.00
Shelby Cnty Judge of Probate, AL
02/15/2019 01:15:09 PM FILED/CERT