20190220000054430 1/3 $22.00
Shelby Cnty Judge of Probate, AL
02/20/2019 01:21:06 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To: Stephen G. Freeman Lena Michelle Freeman 2044 Eagle Point Circle Birmingham, AL 35242

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

STATUTORY JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TO CLEAR TITLE**, and other good and valuable consideration, this day in hand paid to the undersigned **Clayton Properties Group, Inc., a Tennessee corporation d/b/a Harris Doyle Homes,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephen G. Freeman and Lena Michelle Freeman** (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:

Part of Lot B-98, according to Griffin Park at Eagle Point Sector 2, Phase 1, as recorded in Map Book 48, Page 98, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: BEGIN at the southwest corner of Lot B-98, according to Griffin Park at Eagle Point Sector 2, Phase 1, as recorded in Map Book 48, Page 98, in the Probate Office of Shelby County, Alabama; Thence run South 71°03'58" East along the south line of Lot B-98 a distance of 173.96 feet to the southeast corner of Lot B-98; Thence run North 35°38'24" East along the east line of Lot B-98 a distance of 18.60 feet to a point; Thence leaving the east line of Lot B-98 run North 71°03'58" West a distance of 175.97 feet to a point on the easterly right-of-way line of Eagle Point Court and a non-tangent curve to the right with a radius of 254.92 feet, with a delta angle of 04°04'33", a chord bearing of South 29°32'43" West, and a chord length of 18.13 feet: Thence run along said curve and said road right-of-way a distance of 18.13 feet to the POINT OF BEGINNING.

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.

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 GRANTEE, 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative has hereunto set its hands and seals this the **14th** day of **February, 2019.**

Clayton Properties Group, Inc.

By: _____
Brooks Harris
Its: **Vice-President**

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brooks Harris, whose name as Vice-President of Clayton Properties Group, Inc., a Tennessee corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of February, 2019.

_____
NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
January 26, 2022

ASHLEY ANN MILLER
Notary Public
Alabama State at Large

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Clayton Properties Group, Inc. d/b/a Harris Doyle Homes	Grantee's Name	Stephen G. Freeman Lena Michelle Freeman
Mailing Address	3112 Blue Lake Drive, Ste 100 Birmingham, AL 35243	Mailing Address	2044 Eagle Point Circle Birmingham, AL 35242
Property Address	Metes and bounds	Date of Sale	February 14, 2019
		Total Purchase Price	$ _____
		or	_____
		Actual Value	$ _____
		or	
		Assessor's Market Value	$ _____
		To Clear Title	

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
- ☑ Other To Clear Title
- ☐ 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 Properties Group, Inc d/b/a Harris Doyle Homes by: Brooks Harris, Vice President

_____Unattested _____ (verified by)

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

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CLANTON T. SWEENEY, ATTORNEY AT LAW