

This instrument was prepared by:
James E. Roberts
P.O. Box 382646
Birmingham Al 35238

Send Tax Notice To:
James Mark Clayton
5330 Meadowlark Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) STATUTORY JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned), James E. Roberts, a married man, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR do hereby give, grant, bargain, sell and convey unto the GRANTEES James E. Roberts, a married man, and James Mark Clayton, a married man, (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:

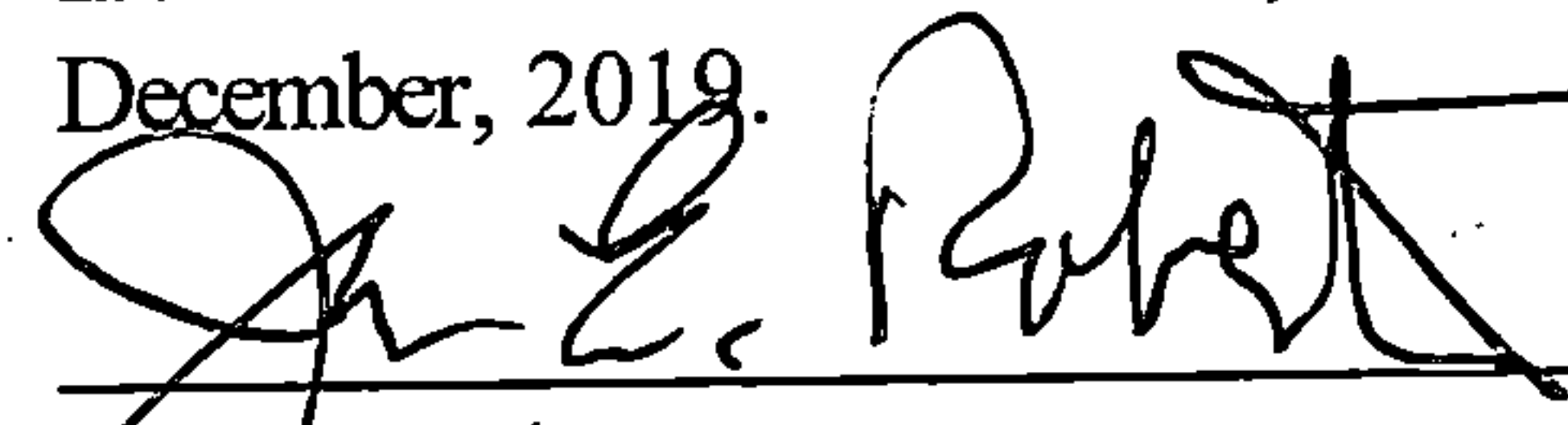
A tract located in the Northeast quarter of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Part of Tract 19, in the Northeast quarter of Section 31, Township 18 South, Range 1 West, as show by survey made by J.R. McMillian County Surveyor, as shown by map dated August 18, 1945 and recorded in Map Book 3, Page 54, in the Probate Office of Shelby County, Alabama. Said part more particularly described as follows: Commence at the North East Corner of said Tract 19; thence run west along the North line of said Tract 19 for 180 feet to the point of beginning; thence continue west along said North line for 140 feet, thence 90 degrees left and run south for 165 feet to the south boundary of said Tract 19; thence east along the South Boundary of said tract for 140 feet; thence run North 165 feet to the Point of Beginning. Less and except the Northmost 30 feet for county road right of way.

Mineral and Mining Rights excepted.


The Subject Property is not, and has never been, the homestead of the Grantor or his spouse.

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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set our hands and seals this the 16th day of December, 2019.


James E. Roberts


STATE OF ALABAMA)
SHELBY COUNTY)


20200113000016940 1/2 \$96.50
Shelby Cnty Judge of Probate, AL
01/13/2020 12:38:59 PM FILED/CERT

Shelby County, AL 01/13/2020
State of Alabama
Deed Tax: \$71.50

I, a Notary Public, hereby certify that James E. Roberts whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 2019.


Notary Public

My Commission Expires:

4/2/2023

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

James Roberts
2004 SPRINGHILL CT
B' HAM, AL 35242

Grantee's Name
Mailing Address

James Clayton
5330 MEADOWLARK LN
B' HAM AL 35242

Property Address

5330 Meadowlark Ln
Birmingham, AL 35242

Date of Sale

12/16/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value

\$142,980 1/2 = 71,490



20200113000016940 2/2 \$96.50
Shelby Cnty Judge of Probate, AL
01/13/2020 12:38:59 PM FILED/CERT

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

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 1/13/2020

Print JAMES M CLAYTON

Unattested

Karen Melsen
(verified by)

Sign

James M Clayton
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1