

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Jimmy L. Gillispie, Jr. Eleanor C. Gillispie 1428 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 Forty Five Thousand and No/100 (\$1,145,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Paul D. Brown and Charlynn C. Brown, 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, **Jimmy L. Gillispie, Jr. and Eleanor C. Gillispie** 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:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

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

\$916,000.00 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 GRANTEE'S heirs and assigns, that GRANTOR is 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; that GRANTORS have a good right to sell and convey the said Real Estate to the said GRANTEES, their heirs and assigns; and that GRANTORS will, and GRANTORS' 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, except as hereinabove provided.

IN WITNESS WHEREOF, _____ we _____ have hereunto set our hand s and seal s, this
26th day of March 20 20.

x Paul D. Brown
Paul D. Brown
x Charlynn C. Brown
Charlynn C. Brown

✓ THE STATE OF _____ }
St. Clair
COUNTY.



20200804000331280 2/4 \$260.00
Shelby Cnty Judge of Probate, AL
08/04/2020 02:09:36 PM FILED/CERT

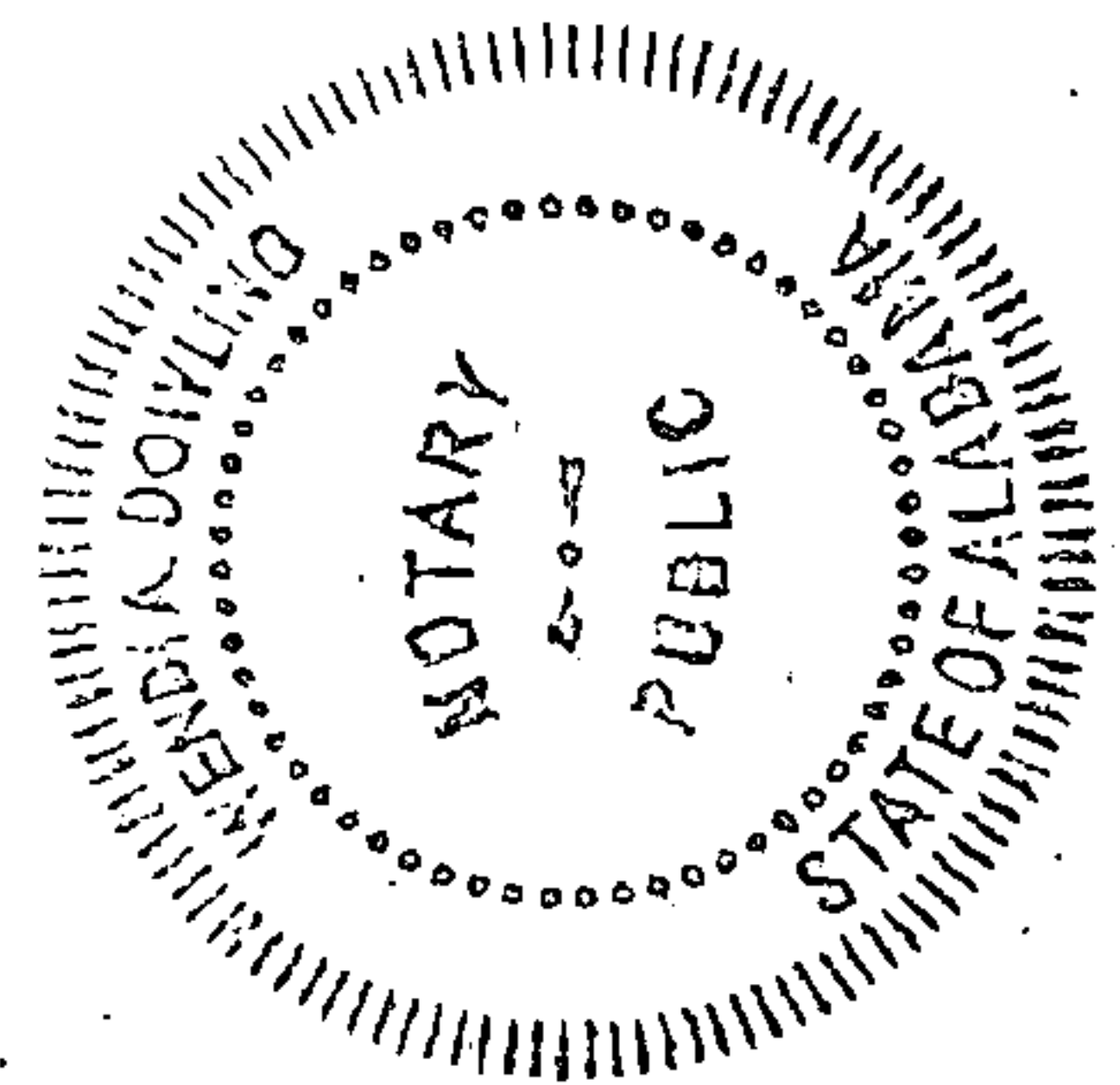
I, the undersigned, Wendi Dowling, a Notary Public, in and for said State
Alabama, hereby certify that Paul D. Brown and Charlynn C. Brown husband and wife
whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged
before me on this day that, being informed of the 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 26 day of March, 2020

✓ Wendi Dowling
Notary Public

MR-GR-APROA349692

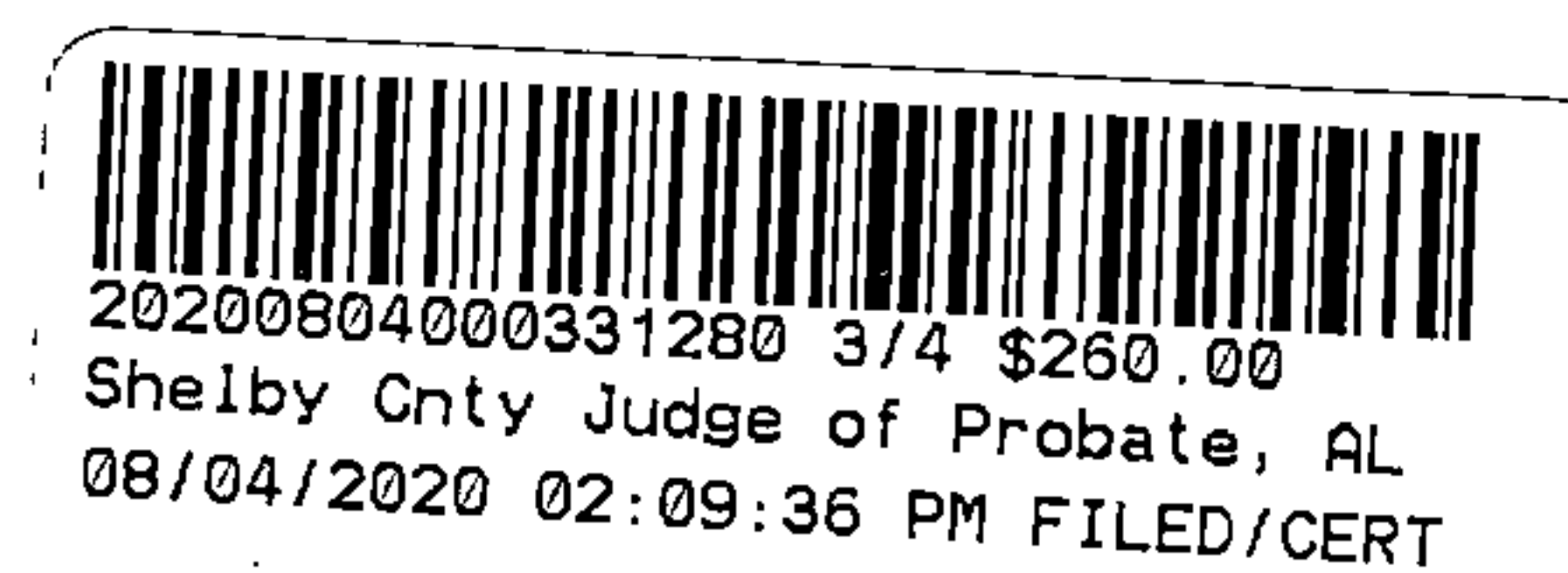
This instrument was prepared by:
Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, IL 60137



LEGAL DESCRIPTION

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

Lot 864, according to the Survey of Greystone Legacy, 8th Sector, Phase I, as recorded in Map
Book 31, Page 14A, B and C, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	Paul D. Brown and Charlynn C. Brown	Grantee's Name	Jimmy L. Gillispie, Jr. Eleanor C. Gillispie
Mailing Address	X 1428 Legacy Dr X Birmingham, AL 35242	Mailing Address	1428 Legacy Drive Birmingham, AL 35242
Property Address	1428 Legacy Drive Birmingham, AL 35242	Date of Sale	August 3, 3030
		Total Purchase Price	\$ 1,145,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

Shelby County, AL 08/04/2020
State of Alabama
Deed Tax: \$229.00

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	Print	X Paul D. Brown / Charlynn C. Brown
	Unattested	Sign	X [Signature]
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one