

20220606000225750 1/4 \$351.00
Shelby Cnty Judge of Probate, AL
06/06/2022 12:17:34 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:
Bobby Cantrell Armstrong, Jr.
Nancy Bowden Armstrong
162 Bristol Lane
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Forty Thousand and No/100 Dollars (640,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John H. Hilburn and Laurie R. Hilburn, husband and wife** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Bobby Cantrell Armstrong, Jr. and Nancy Bowden Armstrong** (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.

\$320,000.00 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 GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTOR has a good right to sell and convey the said real estate; and that GRANTOR 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.

Shelby County, AL 06/06/2022
State of Alabama
Deed Tax: \$320.00



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IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this
4th day of April, 2022.

x [Signature]
John H. Hilburn

x [Signature]
Laurie R. Hilburn

✓ THE STATE OF AL }
Shelby
COUNTY.

I, the undersigned, Frankie Sports, a Notary Public, in and for said State
Alabama, hereby certify that John H. Hilburn and Laurie R. Hilburn 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 4th day of April, 2022.

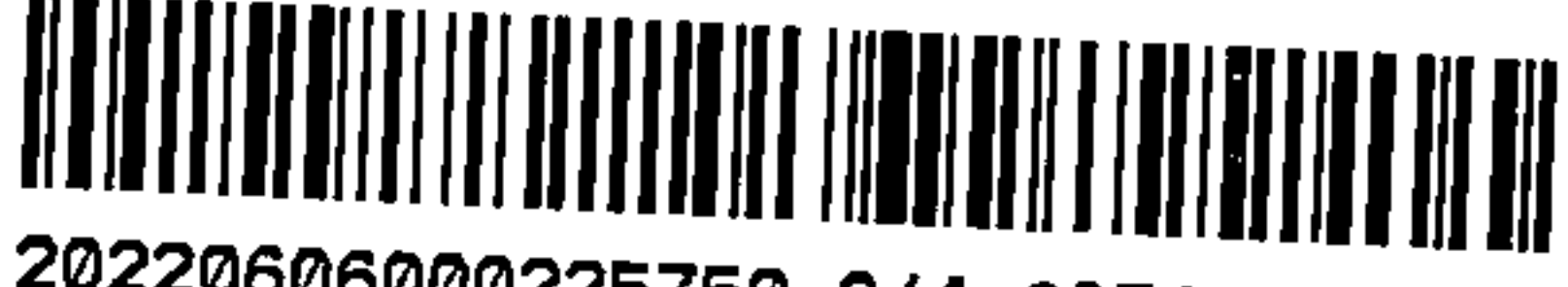
Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

[Signature]
Notary Public

MR-GR-APRO336706

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

LEGAL DESCRIPTION


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

Lot 2405, according to the Survey of Highland Lakes 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Inst # 1994-07111 and amended in Inst # 1996-17543 and further amended in Inst # 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Protective Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded in Inst # 20040430000223520, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

Real Estate Sales Validation Form

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

Grantor's Name	John H. Hilburn and Laurie R. Hilburn	Grantee's Name	Bobby Cantrell Armstrong, Jr. Nancy Bowden Armstrong
Mailing Address	<u>X 162 Bristol Lane</u> <u>X Birmingham, AL 35242</u>	Mailing Address	<u>162 Bristol Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>162 Bristol Lane</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>May 27, 2022</u>
		Total Purchase Price	<u>\$ 640,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ 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

Print

Sign

(verified by)



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X John H. Hilburn Laurie R. Hilburn
X [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1