

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

Send Tax Notice To:
Christopher B. Striplin and Arthur G. Whatley
985 Hwy 71
Shelby, AL 35143

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Forty-Five Thousand and 00/100 (\$145,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James Charles Braun and wife, Tearra Denise Braun**, (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, **Christopher B. Striplin and Arthur G. Whatley** (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 2023 and subsequent years not yet due and payable until October 1, 2023.

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 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; that GRANTORS have a good right to sell and convey said Real Estate; 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **17th** day of **October, 2022**.



James Charles Braun




Tearra Denise Braun

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Charles Braun and wife, Tearra Denise Braun, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of October, 2022.



NOTARY PUBLIC
My Commission Expires: 06-02-2023



Shelby County, AL 10/19/2022
State of Alabama
Deed Tax: \$145.00



20221019000394710 2/3 \$173.00
Shelby Cnty Judge of Probate, AL
10/19/2022 11:12:46 AM FILED/CERT

EXHIBIT "A" Legal Description

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, being a rail; thence run Easterly along the South boundary of said Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ for a distance of 661.17 feet; thence turn a deflection angle of 90 degrees 47 minutes 58 seconds to the left and run Northerly for a distance of 591.31 feet to a point, being an iron rebar on the Northerly right of way line of County Highway 71, said point being the point of beginning of the parcel herein described; thence continue along the last described course in a Northerly direction for a distance of 513.46 feet to a point, being an iron rebar; thence turn a deflection angle of 91 degrees 09 minutes 54 seconds to the left and run Westerly along the South boundary of line of property owned by Dock Dwayne Jones, for a distance of 119.51 feet to an iron rebar; thence turn a deflection angle of 73 degrees 44 minutes to the left and run Southwesterly, along the Eastern boundary line of property owned by Terry & Ruby Linholm, for a distance of 562.85 feet to a point, being an iron rebar on the Northerly right of way line of County Highway 71; thence turn a deflection angle of 99 degrees 03 minutes 20 seconds to the left and run Easterly along said right of way line of said County Highway 71 along a curve to the left, having a radius of 596.32 feet and a central angle of 25 degrees 57 minutes 59 seconds for an arc distance of 270.39 feet to the point of beginning. Said parcel is lying in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

JCM
TDB



20221019000394710 3/3 \$173.00
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 (h).

Grantor's Name	James Charles Braun and Tearra Denise Braun	Grantee's Name	Christopher B. Striplin and Arthur G. Whatley
Mailing Address	1182 Old Ashland Road Goodwater, AL 35072	Mailing Address	985 Hwy 71 Shelby, AL 35143
Property Address	985 Hwy 71 Shelby, AL 35143	Date of Sale	<u>October 17, 2022</u>
		Total Purchase Price	\$ <u>145,000.00</u>
		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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal/ Assessor's Appraised Value

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: _____

Unattested

(verified by)

Print James Charles Braun and Tearra Denise Braun
Sign
(Grantor/Grantee/Owner/Agent) circle one