

20231201000347580 1/4 \$391.00  
Shelby Cnty Judge of Probate, AL  
12/01/2023 10:58:43 AM FILED/CERT

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

Send Tax Notice To:  
Clay M. Langston  
Lisa Louise Langston  
4265 Roy Ford Circle  
Hoover, AL 35244

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Eight Hundred Ninety Thousand and No/100 Dollars (\$890,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Matthew Thomas Brooks, an unmarried man and Sara-Beth Brooks, an unmarried woman** (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** does hereby give, grant, bargain, sell and convey unto the **GRANTEES, Clay M. Langston and Lisa Louise Langston** (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:

Lot 339, according to the Final Plat of the Mixed Use Subdivision of Lake Wilborn Phase 3, as recorded in Map Book 49, Page 97A and B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

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

\$530,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Sara-Beth Brooks is one in the same as Sarah-Beth Brooks as shown in deed recorded in Instrument 20200612000241090 and corrective deed recorded in Instrument 20200615000243580.

**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 the 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.

Shelby County, AL 12/01/2023  
State of Alabama  
Deed Tax: \$360.00

IN WITNESS WHEREOF, said GRANTORS have hereunto set my/our hand and seal this the 30th day of November 2023.



**Matthew Thomas Brooks**

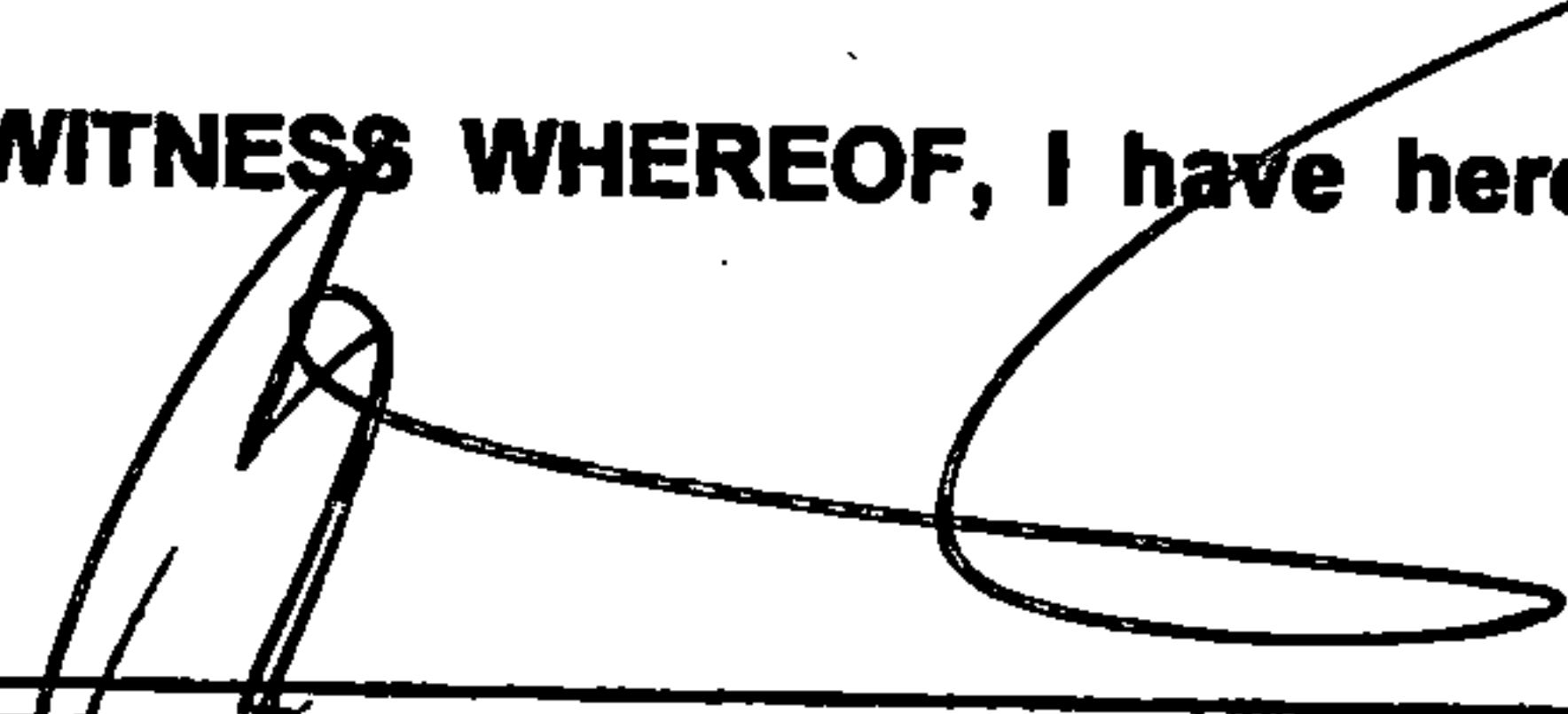


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STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Matthew Thomas Brooks, an unmarried man, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2023.

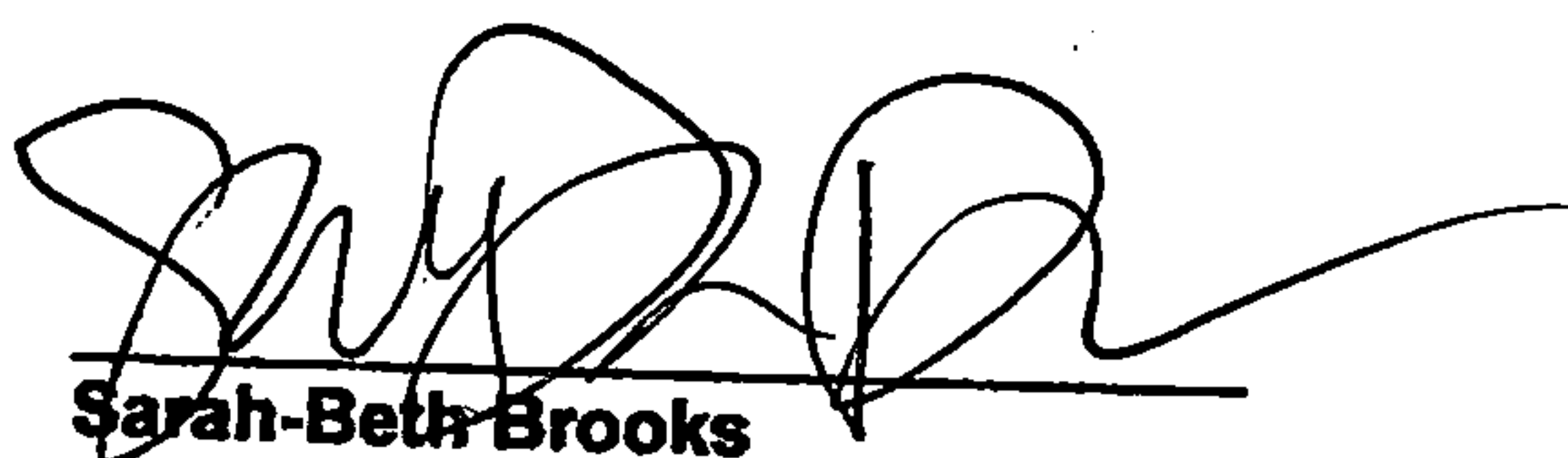


**NOTARY PUBLIC**  
**My Commission Expires: 06-02-2027**

**(MUST AFFIX SEAL)**



IN WITNESS WHEREOF, said GRANTORS have hereunto set my/our hand and seal this the \_\_\_\_ day of November 2023.

  
Sarah-Beth Brooks




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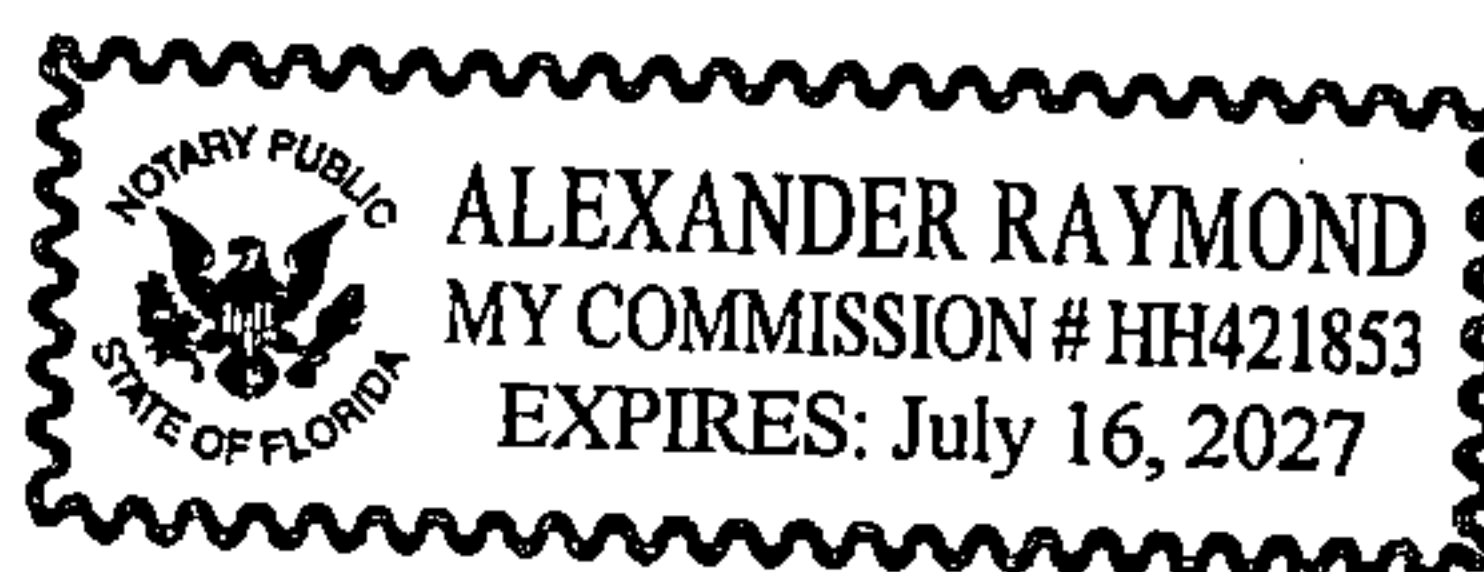
STATE OF FLORIDA  
COUNTY OF ESCAMBIA ;

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sarah-Beth Brooks, an unmarried woman, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of November, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 16JUL2027

(MUST AFFIX SEAL)





# Real Estate Sales Validation Form

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

Grantor's Name Matthew Thomas Brooks and  
Sara-Beth Brooks

Grantee's Name Clay M. Langston and  
Lisa Louise Langston

Mailing Address 1516 Tea Rose  
Hoover, AL 35226

Mailing Address 4265 Roy Ford Circle  
Hoover, AL 35244

Property Address 4265 Roy Ford Circle  
Hoover, AL 35244

Date of Sale November 30, 2023

Total Purchase Price \$ 890,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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/ Assessor's Appraised Value  
☐ 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 \_\_\_\_\_

Print Matthew Thomas Brooks and Sara Beth Brooks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one