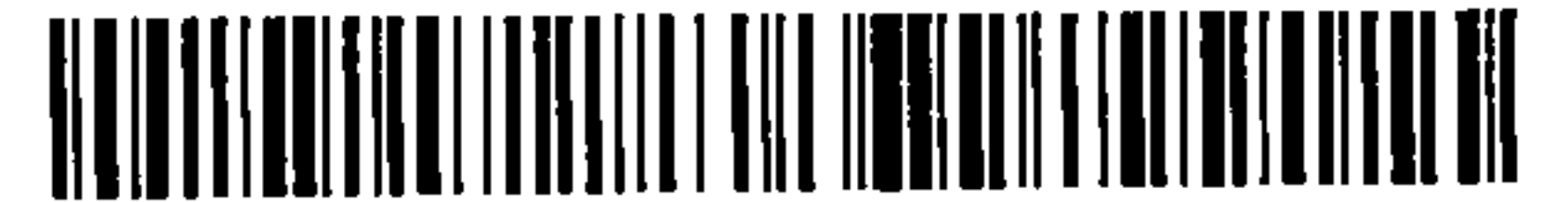


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Nicholas S. Laird
Melinda K. Swarts
2028 Knollwood Place
Birmingham, AL 35242



20241205000374720 1/3 \$74.50
Shelby Cnty Judge of Probate, AL
12/05/2024 01:49:17 PM FILED/CERT

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Forty Nine Thousand Nine Hundred and No/100 Dollars (\$549,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David L. Wheeler and wife, Holily Dayrit** (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, **Nicholas S. Laird and Melinda K. Swarts** (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 1406, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, page 74 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, A Residential Subdivision, as recorded in Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and further amended in Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 14th Sector, recorded in Inst. No. 20021101000539740 in the Probate Office of Shelby County, Alabama ("which, together with all amendments thereto, in Hereinafter collectively referred to as, the Declaration").

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

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

\$503,570.00 of the considerations was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 12/05/2024
State of Alabama
Deed Tax: \$46.50

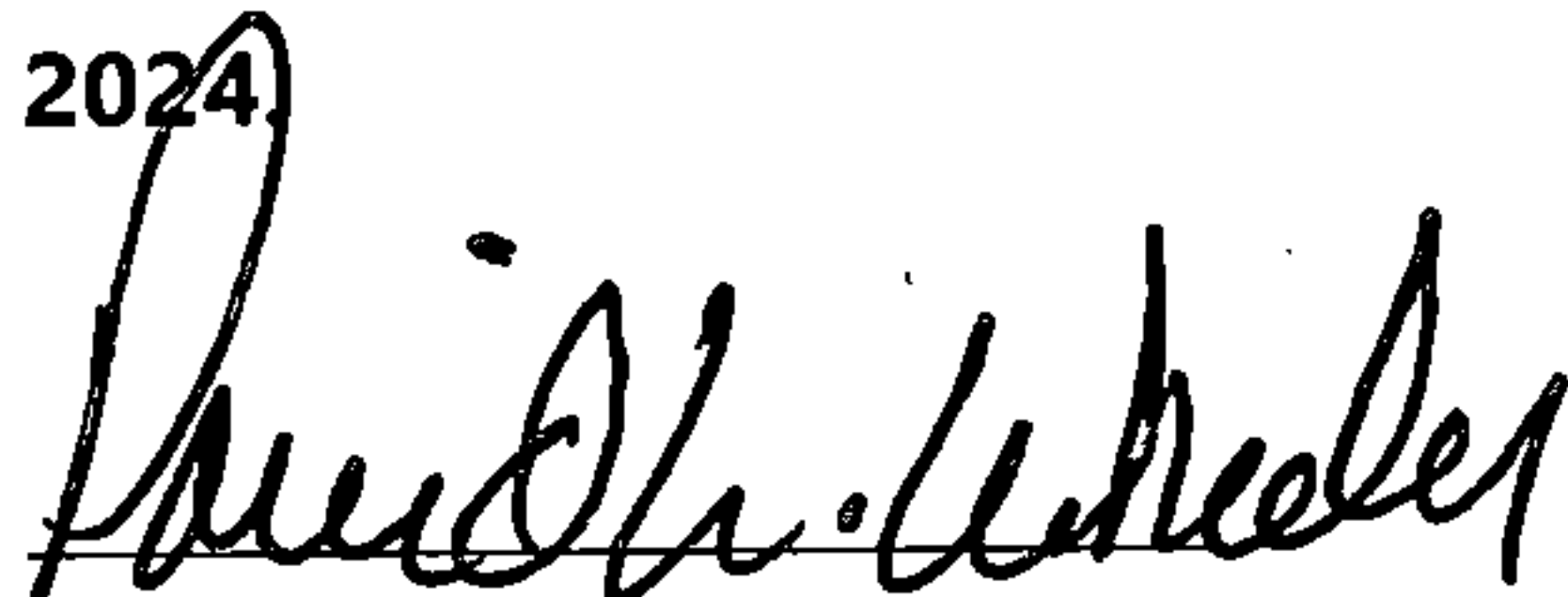


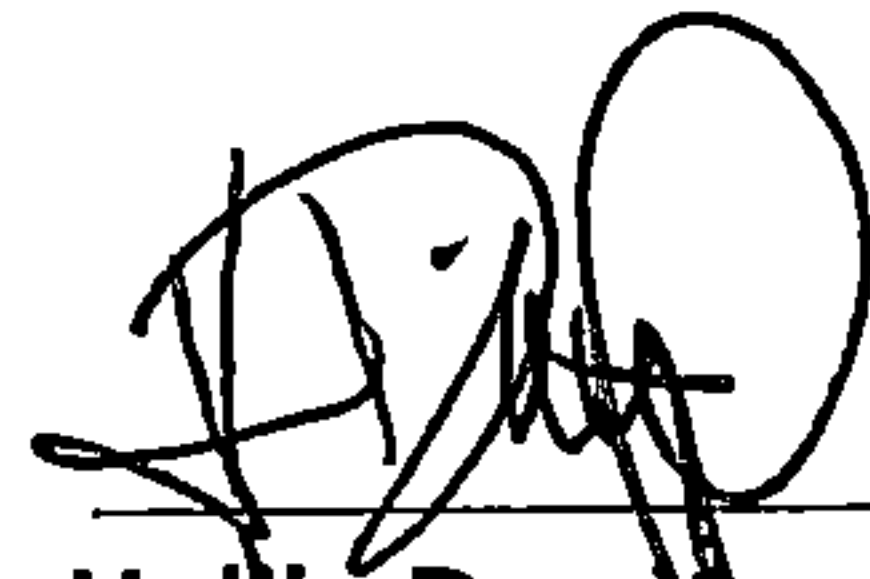
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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set my/our hand and seal this the **25th** day of **November**, 2024.

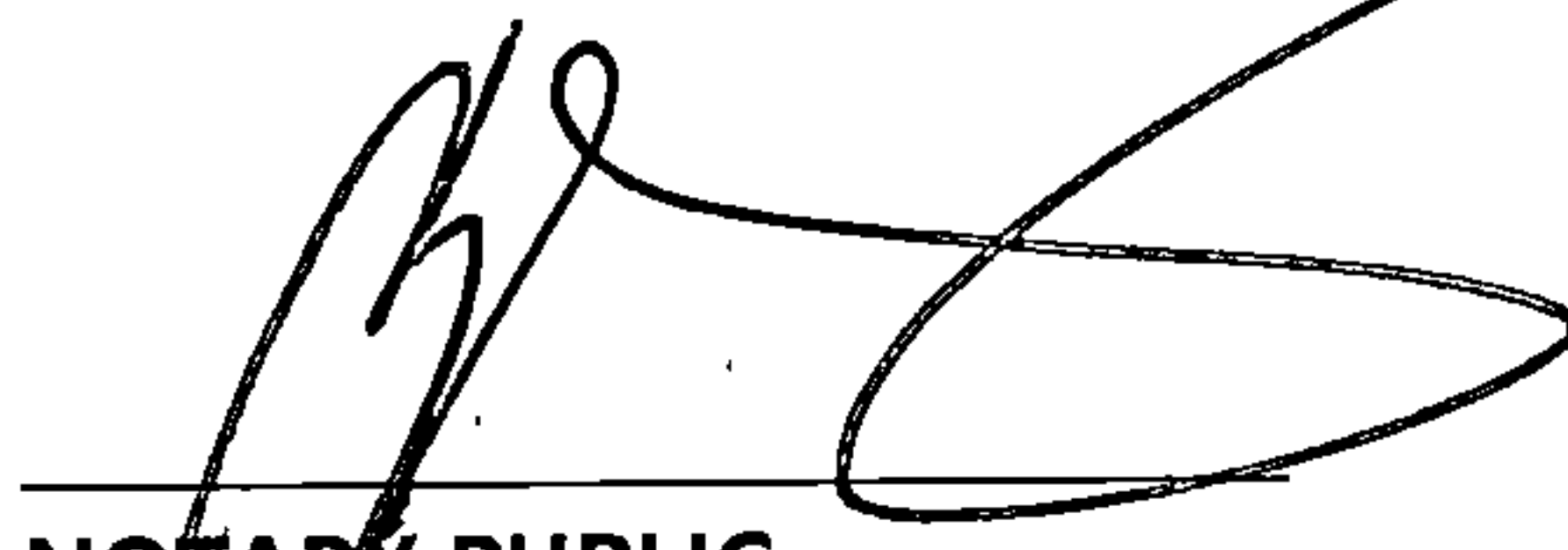

David L. Wheeler


Holly Dayrit

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David L. Wheeler and wife, Holly Dayrit, 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 25th day of November, 2024.


NOTARY PUBLIC
My Commission Expires: 06-02-2027

(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 David L. Wheeler
Holily Dayrit

Grantee's Name Nicholas S. Laird
Melinda K. Swarts

Mailing Address 711 Bradford St.
Lantana, TX 76226

Mailing Address 2028 Knollwood Place
Birmingham, AL 35242

Property Address 2028 Knollwood Place
Birmingham, AL 35242

Date of Sale November 26, 2024

Total Purchase Price \$ 549,900.00

or

Actual Value \$

or

Assessor's Market Value \$



20241205000374720 3/3 \$74.50
Shelby Cnty Judge of Probate, AL
12/05/2024 01:49:17 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 | ☐ Appraisal/Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Other - property tax redemption |
| ☒ 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 David L. Wheeler and Holily Dayrit

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one