

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:

Lara D. Patterson & Rebecca Patterson
2001 Cahaba Cove
Hoover, AL 35244

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship



20141001000306830 1/3 \$44.50
Shelby Cnty Judge of Probate, AL
10/01/2014 09:16:50 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty-One Thousand and NO/100 Dollars (\$121,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

A. Blair Ausbon, an unmarried woman

(herein referred to as Grantor), grants, bargains, sells and conveys unto

Lara D. Patterson and Rebecca J. Patterson

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

LOT 109-A, ACCORDING TO THE RESURVEY OF HAYESBURY, PHASE I, BEING A RESURVEY OF LOTS 109 - 111, AS RECORDED IN MAP BOOK 30, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

\$ 96,800.00 of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/01/2014
State of Alabama
Deed Tax: \$24.50

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set her hand and seal on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 12th day of September, 2014.

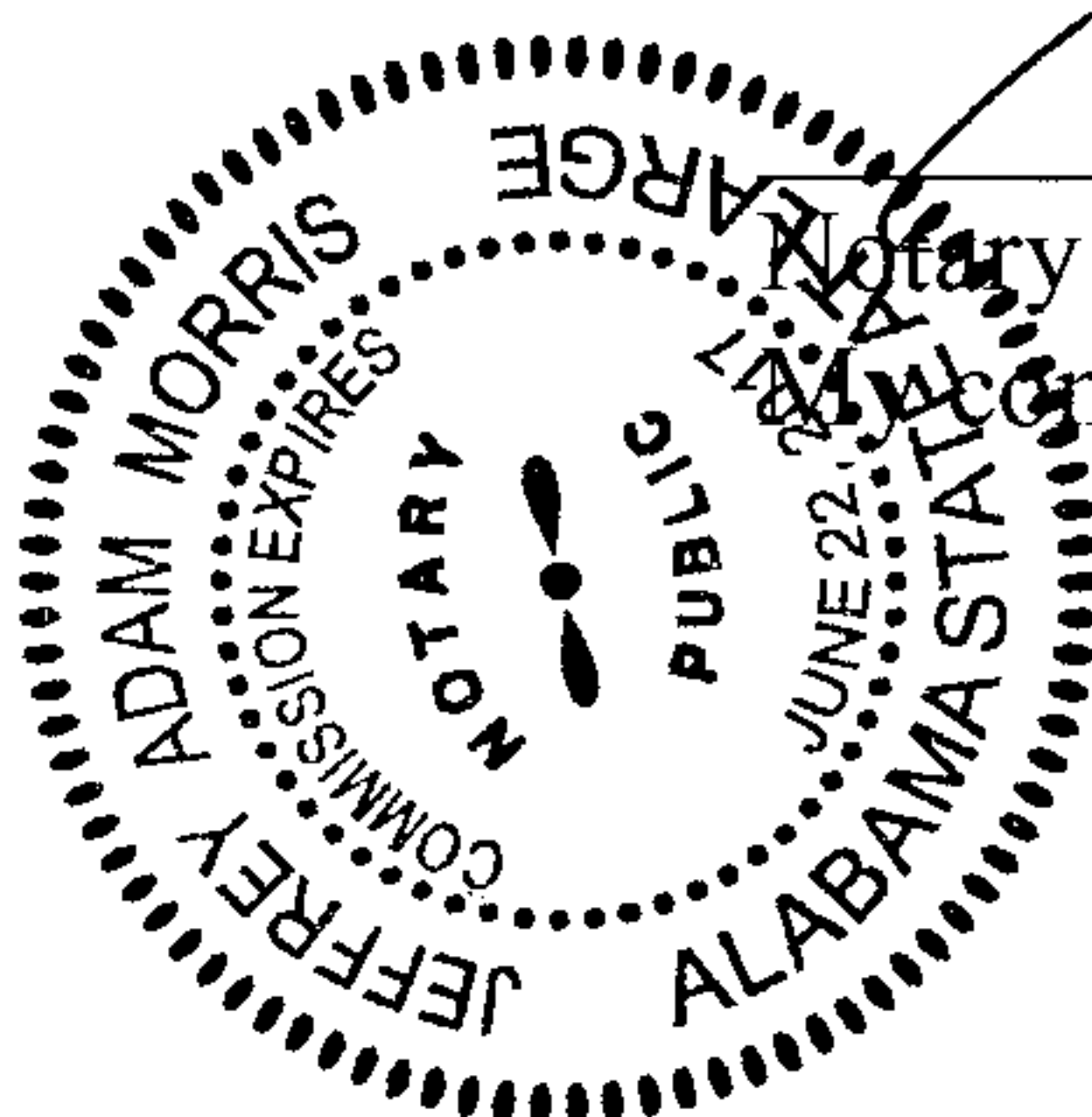
A. Blair Ausbon (SEAL)
A. Blair Ausbon

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **A. Blair Ausbon**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2014.

Notary Seal



Notary Public:
My commission expires:

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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

Grantor's Name Bob A. Blair Aushon
Mailing Address 4185 River Oak Dr
Birmingham, AL
35216

Grantee's Name Lana D. Patterson
Mailing Address Rebecca J. Patterson
169 Hayesbury Ct.
Pelham, AL 35124

Property Address 189 Hayesbury Ct
Pelham, AL 35124

Date of Sale Jan 21, 2014
Total Purchase Price \$ 121,000.00



20141001000306830 3/3 \$44.50
Shelby Cnty Judge of Probate, AL
10/01/2014 09:16:50 AM FILED/CERT

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
☐ Other _____

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 9/12/14

Print A. Blair Aushon

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1