

This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address: 1071 Highway 40
Wilsonville, AL 35186

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James R. Patton, II, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto David Dean Weldon (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:


A lot in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 22 and thence run East along the South line of said Section 22 for a distance of 150.05 feet; thence turn an angle of 76 deg. 14 min. to the left and run a distance of 38.39 feet to a point on the North right-of-way line of a County Highway, and the point of beginning; thence continue in the same direction a distance of 185 feet; thence turn an angle to the right and run parallel with the Northerly right-of-way line of said Highway in an Easterly direction a distance of 115 feet; thence turn an angle to the right and run in a Southerly direction parallel with the West line of the parcel being conveyed a distance of 185 feet, more or less, to the North right-of-way of said County Highway; thence run in a Westerly direction along the North right-of-way of said County Highway a distance of 115 feet to the point of beginning.

Subject to easements, restrictions, and rights of way of record.

The above-described property is not the homestead of GRANTOR or his spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.


And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns


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Shelby County, AL 01/12/2015
State of Alabama
Deed Tax: \$48.50

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
11 day of July, 2014.


James R. Patton, II


STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Patton, II, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of July, 2014.


Notary Public


20150112000011740 2/3 \$68.50
Shelby Cnty Judge of Probate, AL
01/12/2015 11:58:25 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James R. Patton II
Mailing Address 9 Edgehill Rd
Honolulu, AL 35209

Grantee's Name David Dean Weldon
Mailing Address 1071 Highway 40
Wilsonville AL 35186

Property Address Cowley Rd 40
Wilsonville, AL

Date of Sale 7/11/2014
Total Purchase Price \$ 1.00

or
Actual Value \$

or
Assessor's Market Value \$ 48,200.00

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 WARRANTY DEED

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 7/11/2014

Print James R. Patton II

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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