


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
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20150630000219850 1/3 \$187.00
Shelby Cnty Judge of Probate, AL
06/30/2015 01:43:01 PM FILED/CERT

SEND TAX NOTICE TO:
ALAN and J.J. PATTERSON-FARMER
863 OLD CAHABA DRIVE
HELENA, AL 35080

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the marriage union of the parties and for other good and valuable consideration (\$1.00) provided **J.J. JOY PATTERSON (known now as J.J. JOY PATTERSON-FARMER)** (hereinafter called the "Grantor"), the receipt whereof is hereby acknowledged, the Grantor, **J.J. JOY PATTERSON-FARMER** hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **ALAN KEITH FARMER AND J.J. JOY PATTERSON-FARMER**, a married couple, as joint tenants with right of survivorship, (hereinafter called the "Grantees"), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, to wit:

Lot #1100, according to the Survey of OLD CAHABA SUBDIVISION, as recorded in Map Volume 28, page 133, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto said GRANTEES, their heirs and assigns forever.

Given under my hand and seal this the 23 day of June, 2015.

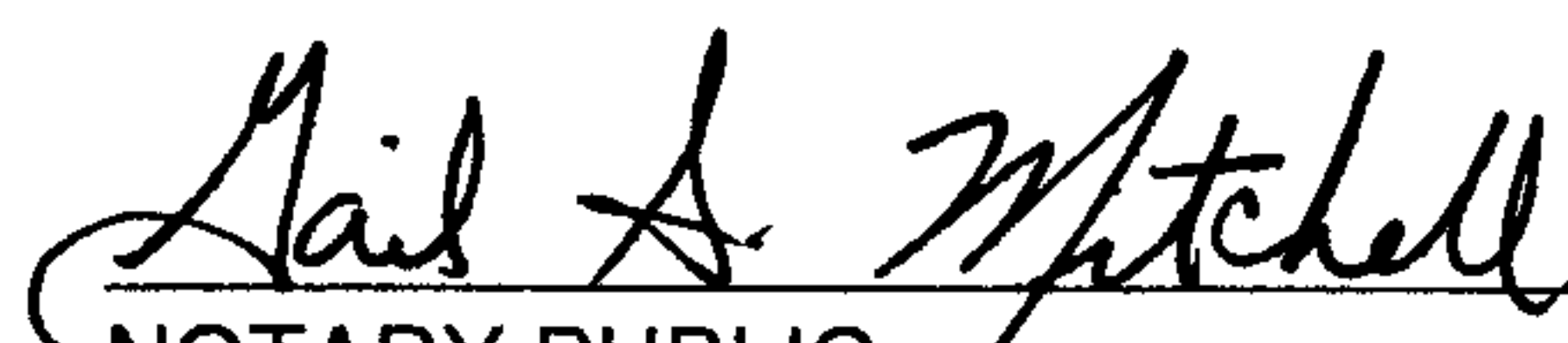

J.J. JOY PATTERSON-FARMER (L.S.)
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, J.J. JOY PATTERSON-FARMER, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2015.

Shelby County, AL 06/30/2015
State of Alabama
Deed Tax: \$165.00


NOTARY PUBLIC
My Commission Expires: 12/20/18

STATE OF ALABAMA)
SHELBY COUNTY)


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AFFIDAVIT OF GRANTOR

I, J.J. JOY PATTERSON-FARMER, the Grantor of the attached Quitclaim Deed, dated June, 23, 2015, do hereby state that I am lawfully seized of the property so noted in the said Quitclaim Deed. Furthermore, I do hereby state that my specific intent in executing said Quitclaim Deed is to add my husband, ALAN KEITH FARMER, as a joint owner of the listed property with the right of survivorship.

Further deponent sayeth not.



J.J. JOY PATTERSON-FARMER
Affiant

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, J.J. Joy Patterson-Farmer, whose name is signed to the affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of said affidavit, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2015.



NOTARY PUBLIC
My Commission Expires: 12/20/18

Real Estate Sales Validation Form

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

Grantor's Name J.J. Patterson
Mailing Address 863 Old Cahaba Dr
Helena, AL 35080

Grantee's Name ALAN FARMER AND J.J. PATTERSON - FARMER
Mailing Address 863 OLD CAHABA DR
HELENA, AL 35080


Property Address 863 Old Cahaba Dr
Helena, AL 35080

Date of Sale 6-23-15
Total Purchase Price \$ 1.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 164,700

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


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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 6-30-15

Print ALAN FARMER

☒ Unattested

Paula Porter
(verified by)

Sign

Alan Farmer

(Grantor/Grantee/Owner/Agent) circle one