

This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Jeff Franklin
56 Railroad St
Leeds AL 35094

STATE OF ALABAMA,
SHELBY COUNTY

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **EIGHTEEN THOUSAND FOUR HUNDRED Dollars and 00/100 (\$18,400.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **OTTIS EUGENE PATMAN, A SINGLE MAN**, hereby remises, releases, quit claims, grants, sells, and conveys to **JEFF FRANKLIN AND GWEN FRANKLIN** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

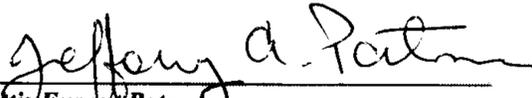
A part of the SE ¼ of the SW ¼ of Section 4, Township 18, Range 1 East. Commencing at the original line near the trussell thence Northwest with the Right of Way Line of Central of GA. Rail Road to the Section House Line. Thence southwest along the line of the Central of GA. Rail Road Company lot direct to the branch. Thence down said branch to the original line, thence along the line to the starting point on the Central of Georgia Rail Road. Containing four acres more or less.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

Given under my hand and seal, this 30 day of August, 2013.

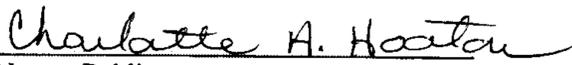

Ottis Eugene Patman
By: **Jeffery A. Patman,**
As Joint Power of Attorney

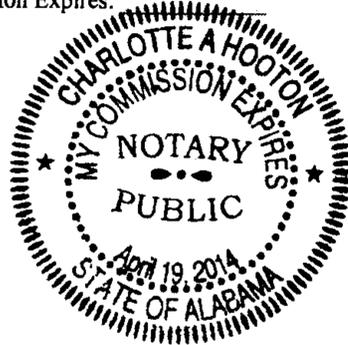

Ottis Eugne Patman
By: **William C. Patman,**
As Joint Power of Attorney

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William C. Patman and Jeffery A. Patman as Joint Power of Attorney for Ottis Eugene Patman**, 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 30 day of August, 2013.


Notary Public
My Commission Expires:




20130910000368090 1/2 \$35.50
Shelby Cnty Judge of Probate, AL
09/10/2013 02:26:56 PM FILED/CERT

Shelby County, AL 09/10/2013
State of Alabama
Deed Tax: \$18.50

Real Estate Sales Validation Form

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

Grantor's Name: Ottis Eugene Patman
Mailing Address P.O. Box 705
Leeds AL 35094

Grantee's Name: Jeff Franklin
Mailing Address 56 Railroad St
Leeds AL 35094

Property Address _____
54 Railroad St
Leeds AL 35094

Date of Sale 8-31-13
Total Purchase Price \$18,400.00
Or
Actual Value \$ _____
Or
Assessors 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
Verbal agreement

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Mike T. Fitch

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

