


Send Tax Notice to:

James Michael Patmon
Mark Lynn Patmon
Timothy Michael Patmon
Matthew Lynn Patmon
222 Briar Patch Way
Maylene, AL 35114

This instrument prepared by:

Wallace, Ellis, Fowler, Head & Justice
P.O. Box 587
Columbiana, AL 35051


20130918000376890 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
09/18/2013 09:12:30 AM FILED/CERT

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Mittie G. Patmon died on or about October 15, 2004, and was survived by her husband, James W. Patmon, a/k/a James William Patmon, who died testate on or about April 7, 2012, and was the owner of certain hereinafter described property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama entered a Decree Admitting Photocopy of Will to Probate & Granting Letters Testamentary on June 4, 2012, and issued Letters Testamentary on June 4, 2012, in the Matter of the Estate of James William Patmon, deceased, Case No. PR-2012-000290, and

WHEREAS, Joyce Foshee Land was duly and properly appointed as Personal Representative of the Estate of James William Patmon, deceased, and is acting in such capacity, and

WHEREAS, pursuant to Article III in the Last Will and Testament of James William Patmon, deceased, his three sons, James Michael Patmon, Mark Lynn Patmon and Timothy Michael Patmon, and his grandson, Matthew Lynn Patmon, were devised all real, personal, or mixed property he owned at the time of his death, in equal shares, including the following described property, and

WHEREAS, the said Joyce Foshee Land has the power and authority to execute this conveyance pursuant to the Last Will and Testament of James William Patmon, deceased, as set forth therein, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament of James William Patmon, deceased.

NOW, THEREFORE, in consideration of the premises, the devise in the Last Will and Testament of James William Patmon, deceased, and fulfillment of the requirements and duties of the undersigned Personal Representative, and One and No/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the undersigned Grantor, by the Grantees, the receipt whereof is hereby acknowledged, I, the undersigned, **the Estate of James William Patmon, deceased, with Joyce Foshee Land as personal representative,** (herein referred to as Grantor), do grant, bargain, sell and convey unto **James Michael Patmon, Mark Lynn Patmon, Timothy Michael Patmon,** and **Matthew Lynn Patmon** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, and run south along East line of said 1/4-1/4 section 364.25 feet; thence right 90 deg. 10 min. 30 seconds and run westerly 2497.93 feet; thence right 86 deg. 20 min. 49 seconds and run northerly 60.12 feet to a point of intersection with the northerly right of way line of Burnt Pine Drive; thence left 86 deg. 20 min. 49 seconds and run westerly along said road right of way line 120.35 feet to point of beginning; thence continue along said road right of way line 120.35 feet; thence right 86 deg. 20 min. 49 sec. and run northerly 300.0 feet; thence right 93 deg. 39 min. 11 sec. and run easterly 120.35 feet; thence right 86 deg. 20 min. 49 sec. and run southerly 300.0 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to all existing taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantees, **James Michael Patmon, Mark Lynn Patmon, Timothy Michael Patmon, and Matthew Lynn Patmon,** their heirs and assigns forever.

And I do, as Personal Representative of the Estate of James William Patmon, deceased, covenant with the said Grantees, their heirs and assigns, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

13 IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of September, 2013.

Joyce Foshee Land
Joyce Foshee Land, as Personal Representative of the Estate of James William Patmon, deceased

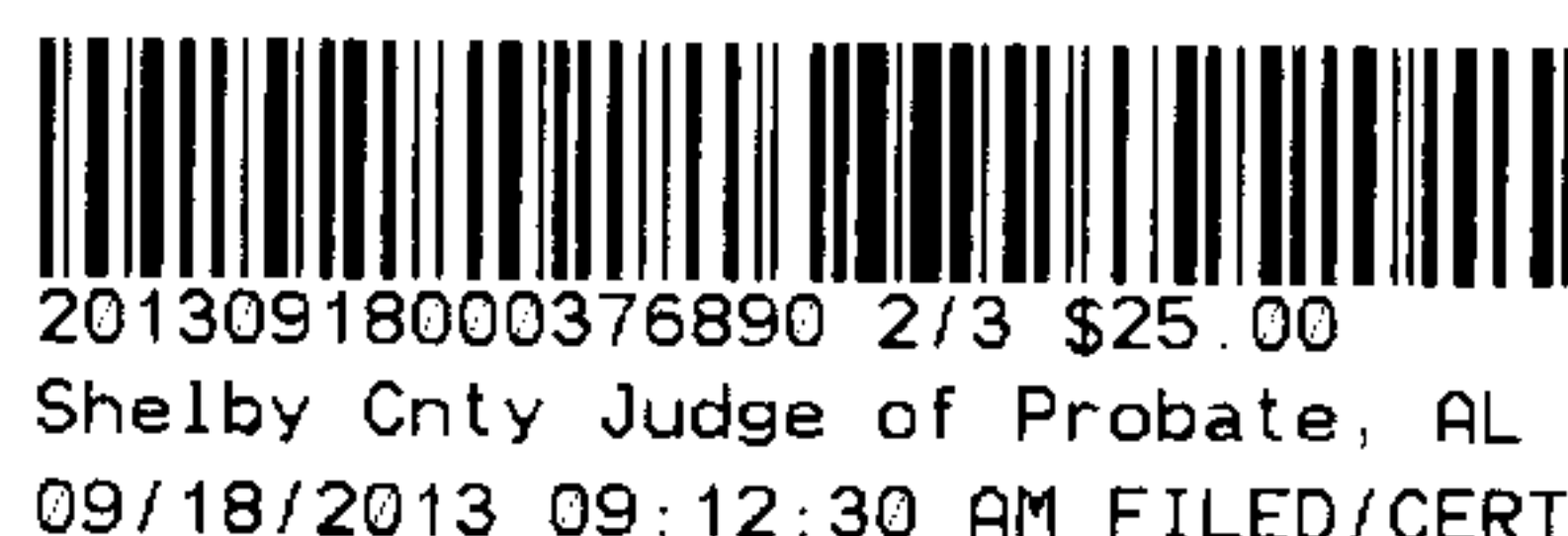
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joyce Foshee Land**, whose name as **Personal Representative of the Estate of James William Patmon**, deceased, 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, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2013.

Kim M. Foster
Notary Public

My commission Expires: 12-28-14



Real Estate Sales Validation Form

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

Grantor's Name Estate of James William Patmon, deceased
Mailing Address c/o Joyce Foshee Land
2202 County Road 136
Jemison, AL 35085

Grantee's Name James Michael Patmon
Mark Lynn Patmon
Mailing Address Timothy Michael Patmon
Matthew Lynn Patmon
222 Briar Patch Way
Maylene, AL 35114

Property Address 921 Burnt Pine Drive
Maylene, AL 35114

Date of Sale September, 2013
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 139,500.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other property tax assessment
☐ 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 any

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 9/13/13

Print Estate of James William Patmon, deceased
Joyce Foshee Land as Personal Representative

☐ Unattested
(verified by)

Sign Joyce Foshee Land, personal Representative
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1