

This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Adam D. Pate**  
*188 Wild Timber Parkway*  
*Pelham, AL 35124*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Three Hundred Thirteen Thousand Five Hundred Dollars and zero cents (\$313,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **RICHARD B. YORK AND MARCIA L. YORK, HUSBAND AND WIFE** grant, bargain, sell and convey unto **Adam D. Pate and Autumn Pate**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 58, according to the Final Plat of Wild Timber Phase 3, as recorded in Map Book 34, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, permits of record, covenants, agreements and mineral rights exceptions if any.


Property constitutes part of the homestead of the grantor or grantor's spouse.

(\$297,825.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

**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.

Shelby County, AL 12/12/2013  
State of Alabama  
Deed Tax: \$16.00

  
20131212000477810 1/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
12/12/2013 10:23:29 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of December, 2013.

[Signature]  
RICHARD B. YORK

[Signature]  
MARCIA L. YORK

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RICHARD B. YORK**, 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 1 day of August, 2013.

[Signature]  
Notary Public

My Commission Expires: 03-06-2017


STATE OF Alabama  
COUNTY OF Shelby

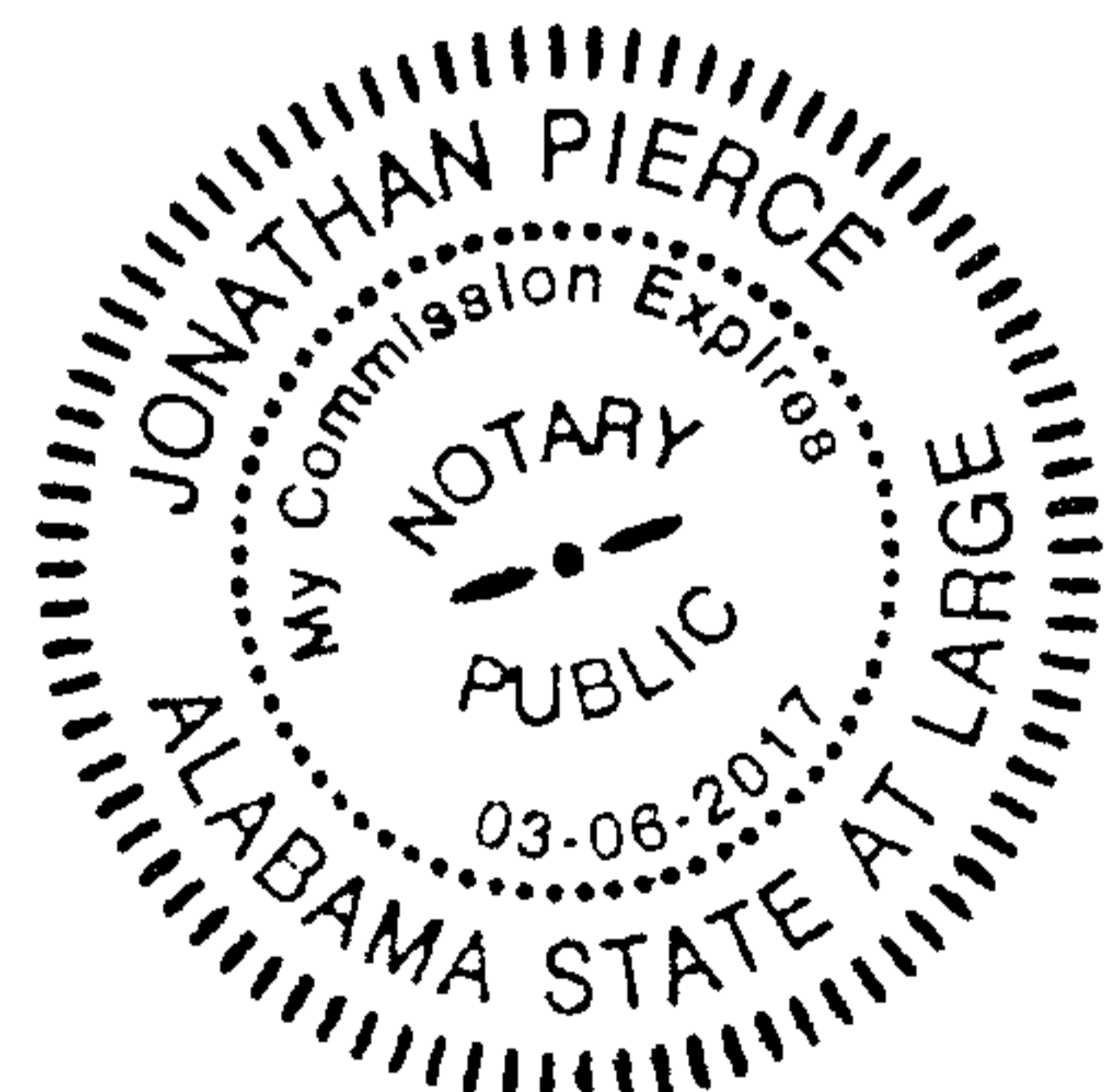
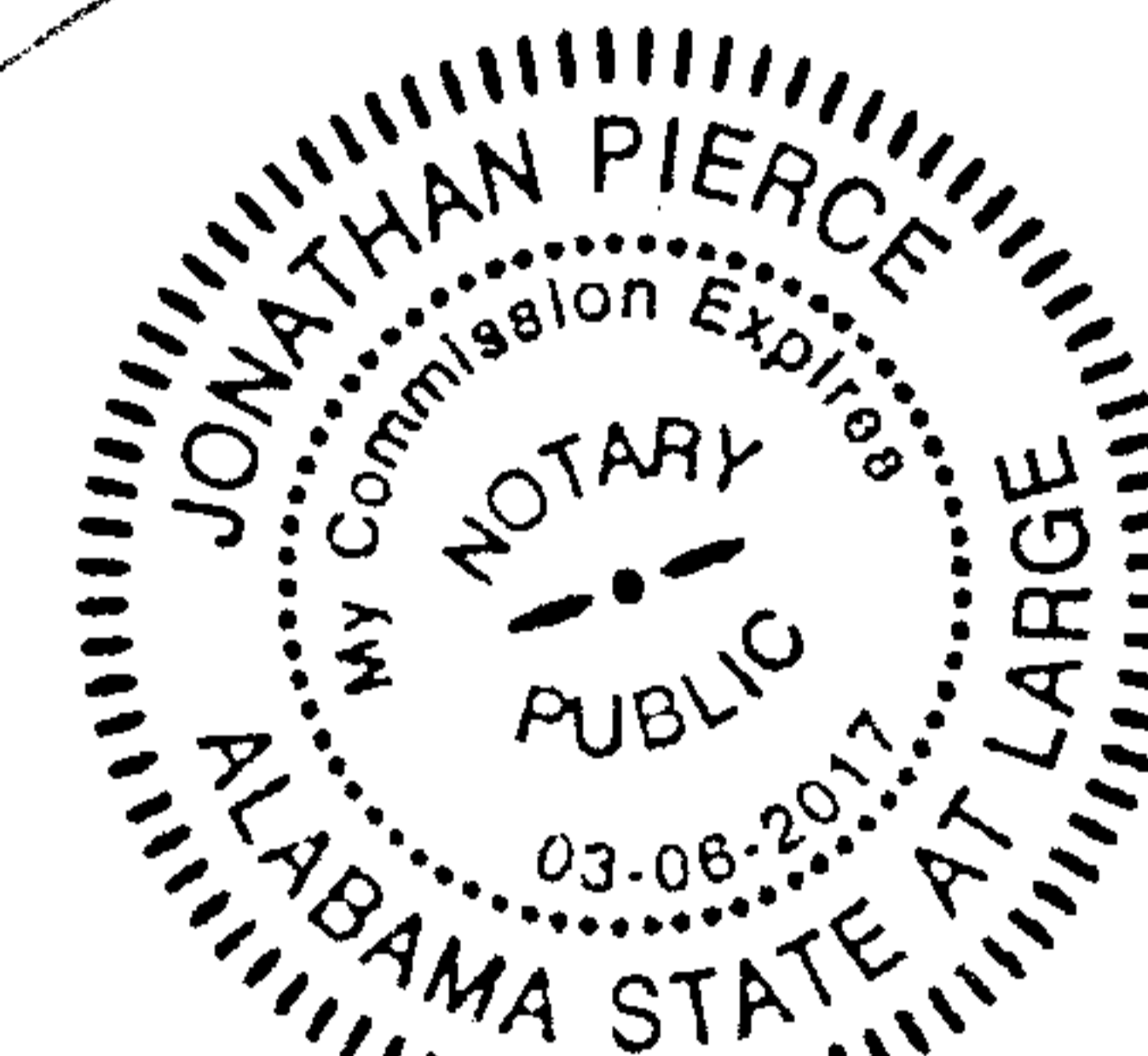
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MARCIA L. YORK**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of August, 2013.

[Signature]  
Notary Public

My Commission Expires: 03-06-2017

  
20131212000477810 2/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
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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 Richard York      Grantee's Name Adam D. Pate  
Mailing Address 188 Wild Timber Pkway      Mailing Address 188 Wild Timber Pkway  
Pelham AL 35124      Pelham AL 35124

Property Address 188 Wild Timber      Date of Sale 12-11-13  
Parkway      Total Purchase Price \$ 313,500.00  
Pelham AL 35124      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      ☐ Appraisal  
☒ Sales Contract      ☐ Other  
☐ 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 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 \_\_\_\_\_

\_\_\_\_\_  
Unattested  
(verified by)

Print Adam D. Pate  
Sign Adam D. Pate 12/11  
(Grantor/Grantee/Owner/Agent) circle one

