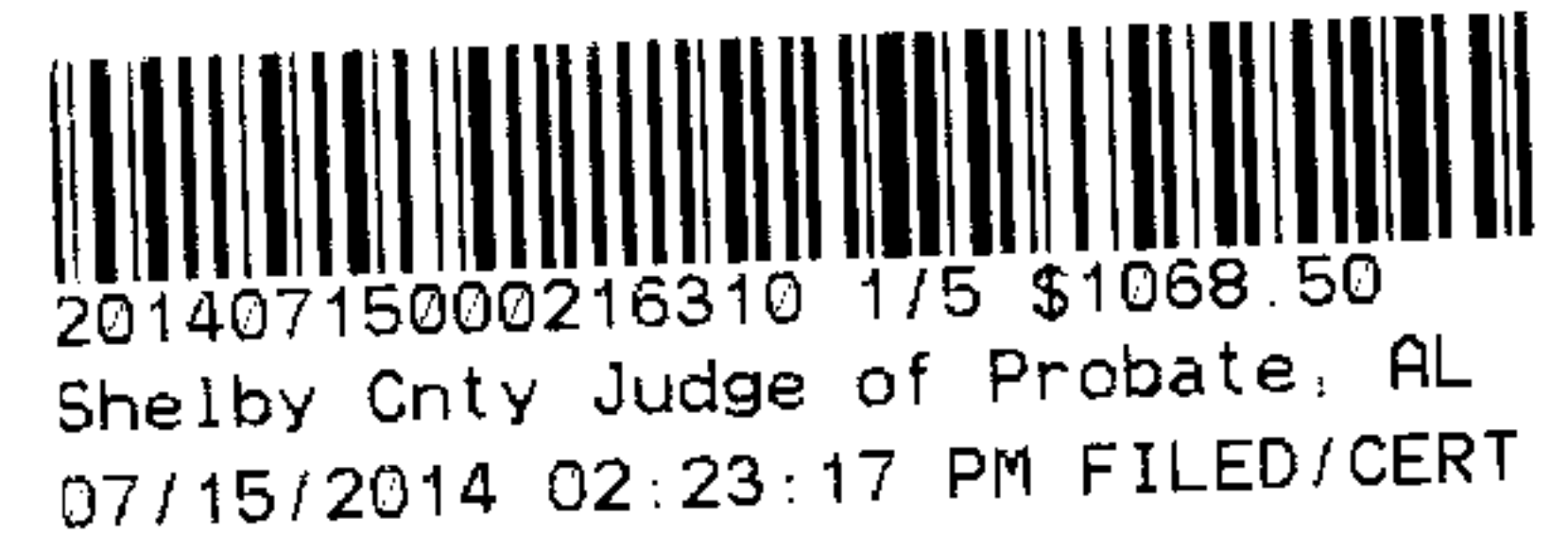


THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
RONALD L. HARRISON
731 WINDING STAIR TRAIL
LEEDS, ALABAMA 35094

WARRANTY DEED



STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Four Hundred Seventeen Thousand and 00/100 Dollars (\$417,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, CHARLES M. PATTERSON, JR. AND MYRA PATTERSON, HUSBAND AND WIFE, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto RONALD HARRISON AND TINA L. HARRISON (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$417,000 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A \$430,761 MORTGAGE LOAN CLOSED 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 shall take as tenants in common.

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

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 7th day of JULY, 2014.

Shelby County, AL 07/15/2014
State of Alabama
Deed Tax: \$625.50

Charles M. Patterson, Jr.

CHARLES M. PATTERSON, JR.

Myra Patterson
MYRA PATTERSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CHARLES M. PATTERSON, JR., 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of July, 2014.

Martha Morgan ^{mm}

Notary Public

My Commission Expires: Sept 28, 2016

STATE OF Tennessee
Davidson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, MYRA PATTERSON, 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/she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 3 day of July, 2014.



Martha Morgan

Notary Public

My Commission Expires: Sept 28, 2016


20140715000216310 2/5 \$1068.50
Shelby Cnty Judge of Probate, AL
07/15/2014 02:23:17 PM FILED/CERT

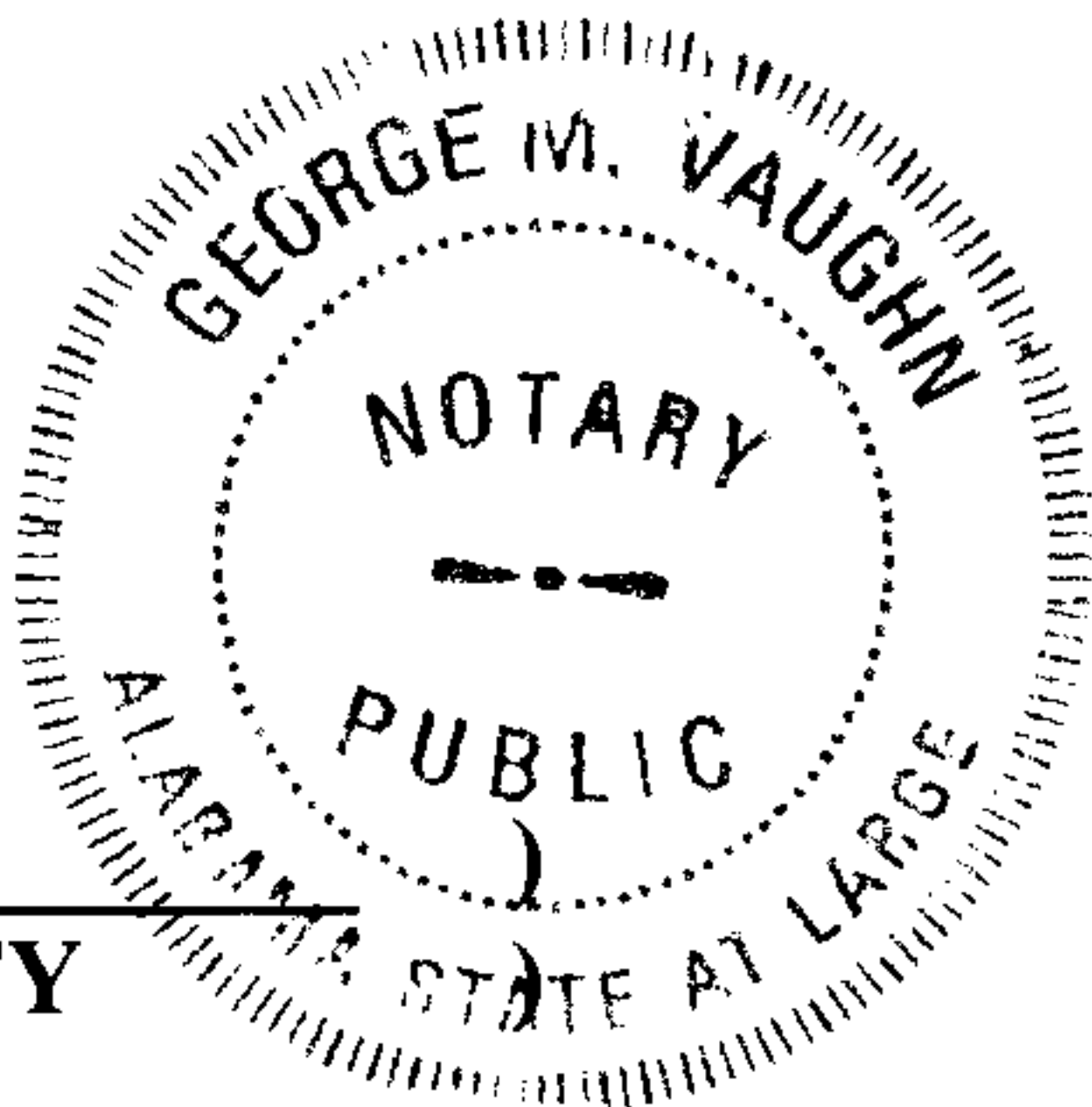
CHARLES M. PATTERSON, JR.

MYRA PATTERSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CHARLES M. PATTERSON, JR., 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2014.



Notary Public

My Commission Expires: 9/18/2017

STATE OF _____
COUNTY _____

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, MYRA PATTERSON, 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/she executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires: _____

20140715000216310 3/5 \$1068.50
Shelby Cnty Judge of Probate, AL
07/15/2014 02:23:17 PM FILED/CERT

Exhibit A

Begin at the SE corner of the SE 1/4 of the NE 1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the East line thereof for 747.74 feet to the center of an existing drive; thence 134 degrees 53 minutes 50 seconds left run Southwesterly along said existing drive for 202.17 feet; thence 20 degrees 19 minutes 05 seconds right run Westerly for 162.10 feet; thence 22 degrees 14 minutes 06 seconds left run Southwesterly for 91.57 feet; thence 20 degrees 07 minutes 31 seconds right run Southwesterly for 242.65 feet; thence 10 degrees 19 minutes 42 seconds left run Southwesterly for 159.05 feet; thence 17 degrees 31 minutes 36 seconds left run Southwesterly for 141.73 feet; thence 21 degrees 57 minutes 18 seconds left run Southwesterly for 64.02 feet; thence 31 degrees 34 minutes 04 seconds left run Southeasterly for 196.23 feet; thence 85 degrees 30 minutes 10 seconds left run Easterly for 141.58 feet; thence 20 degrees 20 minutes 29 seconds right run Easterly for 333.07 feet; thence 56 degrees 28 minutes 56 seconds right run Southernly for 28.44 feet; thence 71 degrees 24 minutes 38 seconds left run Easterly for 296.69 feet to the East line of the NE 1/4 of the SE 1/4 of said Section 8; thence 101 degrees 34 minutes 45 seconds left run Northerly along said East line thereof for 353.18 feet to the point of beginning; being situated in Shelby County, Alabama.



20140715000216310 4/5 \$1068.50
Shelby Cnty Judge of Probate, AL
07/15/2014 02:23:17 PM 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 Charles M. Patterson, Jr.
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Ste 202
Birmingham AL 35242

Grantee's Name Ronald Harrison
Mailing Address 731 Winding Star Trail
Leeds, AL 35094

Property Address 731 Winding Star Trail
Leeds, AL 35094

Date of Sale 7/7/2014
Total Purchase Price \$ 417,000

or
Actual Value \$ _____

or
Assessor's 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

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 7/7/2014

Print George M. Vaughn

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one