

THIS INSTRUMENT PREPARED BY:

BRUCE A. BURTTAM  
BURTTAM & HENDERSON  
3414 Old Columbiana Road  
Birmingham, AL 35226

SEND TAX NOTICE TO:

PATTE ANN WHITLOCK  
5777 HWY 85  
VINCENTS, AL  
35178

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY )

THAT IN CONSIDERATION of love and affection, the undersigned Grantors, PATTE ANN WHITLOCK and BILLY N. WHITLOCK (hereinafter referred to as GRANTORS), do by these presents, grant, bargain, and convey unto PATTE ANN WHITLOCK (hereinafter referred to as GRANTEE), a single person, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT to existing easements, restrictions, encumbrances, rights of way, and limitations of record, if any, along with any outstanding mortgages jointly from the parties.

SOURCE OF TITLE: BOOK 203, Page 183 AND Instrument # 1994-35834 *plus*  
*BOOK 239, Page 648*

THIS INSTRUMENT was prepared pursuant to the Estate of BILLYE T. WHITLOCK, being Case No: PR 2010-231, in the Probate Court Shelby County, Alabama.


Grantors certify that the property being conveyed is not their homestead nor has it ever been their homestead.

THIS INSTRUMENT was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

AND SUBJECT to the foregoing, GRANTORS will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seals this 24<sup>th</sup> day of Sept, 2014.

\_\_\_\_\_  
WITNESS

  
20140926000302570 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 11:01:54 AM FILED/CERT

  
PATTE ANN WHITLOCK

  
BILLY N. WHITLOCK

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that PATTE ANN WHITLOCK, a single person, and BILLY N. WHITLOCK, a married person, who are known to me,

signed the foregoing conveyance and acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 24<sup>th</sup> day of Sept., 2014.

Bruce A. Burttram

NOTARY PUBLIC

My Commission Expires: 2/26/17

NOTE

This Deed is executed in compliance of the dictates  
Of the Last Will and Testament of Billye T. Whitlock filed  
for Probate in Shelby County Probate Case Number PR2010-000231.

Bruce  
Burttram

20140926000302570 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 11:01:54 AM FILED/CERT



WHITLOCK HOUSE DESCRIPTION

"One acre of land measured as follows; 484 feet running North and South, and 90 feet running East and West, adjoining and situated behind the Homer and Billie Jean Whitlock residence lot in the Town of Vincent, Alabama. Said parcel of real estate being situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 23, Township 19, Range 2 East, and contains one acre, more or less."

PLUS

"One acre of land, being the North half of the certain tract of land described and bounded as follows, to-wit, by a line beginning at the Northeasterly corner of the two acres of land sold and conveyed by Cecil Brown and wife, Sara Brown, to J. F. Pearson, said deed being of record in Deed Book 47, on page 159, in the Office of the Judge of Probate of Shelby County, Alabama, and said two acres so conveyed being in the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 23, Township 19, Range 2 East; From said point of beginning, as aforesaid, run thence in a Northernly direction along the Western boundary line of the Vincent and Chancellor Ferry public road a distance sufficient to make an area of two acres of the tract herein described; run thence West to the West boundary line of said Northeast Quarter of the Northwest Quarter of said Section 23; run thence at a right angle and in a Southern direction along said West boundary line of said Northeast Quarter of the Northwest Quarter of said Section 23, to the Northwest corner of the two-acre tract sold by Cecil Brown and wife, Sara Brown, to J. P. Pearson, as aforesaid; and run thence along the North boundary line of said tract sold to said J. P. Pearson, as aforesaid, in an Easterly direction to the point of beginning, containing one acre, more or less, in Section 23, Township 19, Range 2 East, and being the same lands conveyed by D. B. Evans and wife, M. A. Evans, dated October 28, 1913, and recorded in the Office of the Judge of Probate, Shelby County, Alabama, in deed record Book 56, at page 31, together with all improvements situated thereon."

PLUS

Commence at the SW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 East; thence run North along the west line thereof for 353.14 feet to the point of beginning; thence continue last described course for 106.86 feet; thence 86 degrees 30 minutes 18 seconds right run Easterly for 174.0 feet to the westerly Right of Way of Shelby County Road No. 85 and a curve to the left (having a central angle of 0 degrees 50 minutes 36 seconds and a radius of 4029.0 feet); thence 70 degrees 17 minutes 50 seconds right to tangent of said curve, run Southeasterly along said curve and Right of Way for 59.31 feet; thence 96 degrees 18 minutes 36 seconds right from tangent of said curve run Southwesterly along a fence for 207.29 feet to the point of beginning. Containing 0.35 acres.



# Real Estate Sales Validation Form

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

Grantor's Name HEIRS OF BILLYE  
Mailing Address T. WHITLOCK,  
DECEASED

Grantee's Name PATTE ANN WHITLOCK  
Mailing Address 5777 HWY 85  
VINCENT, AL 35178

Property Address \_\_\_\_\_

Date of Sale 9/24/14

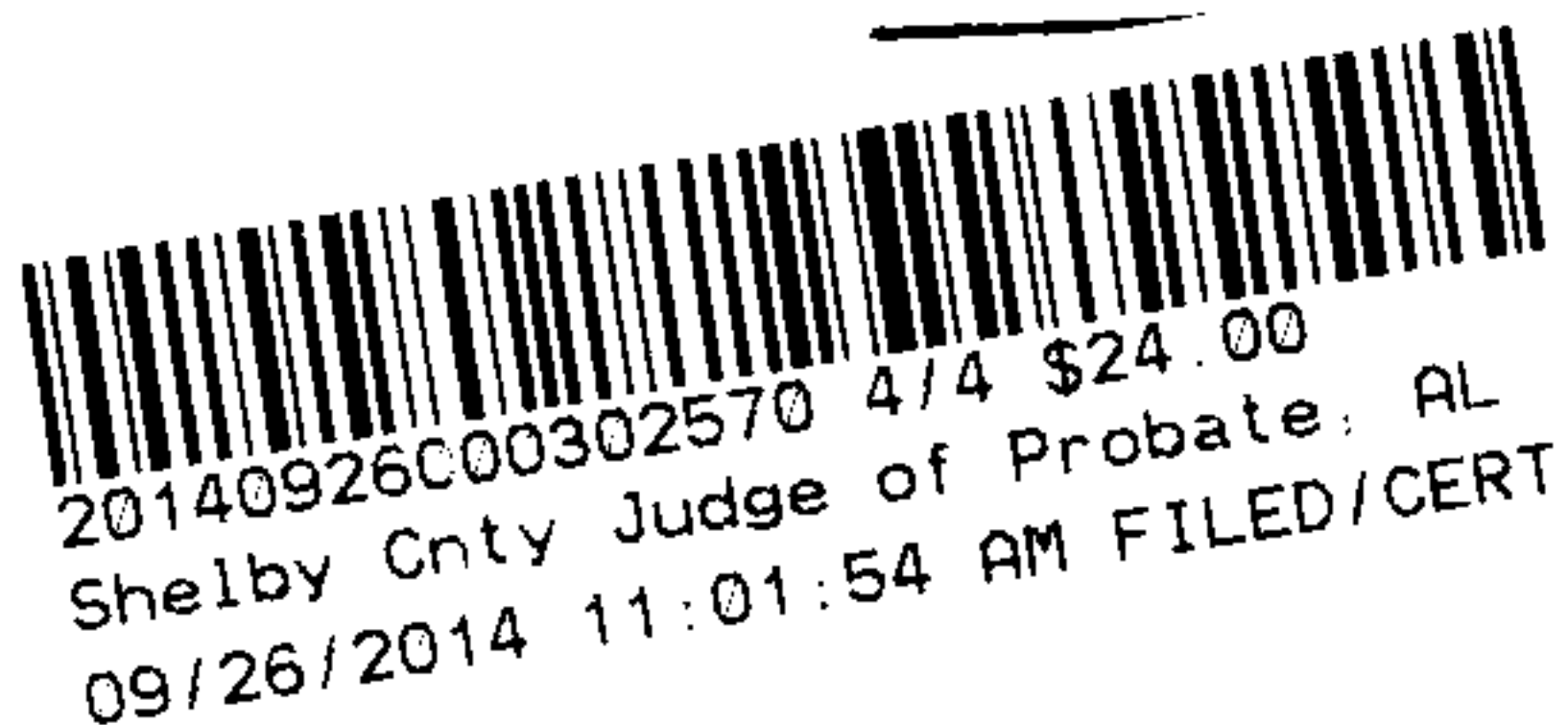
Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \$106,230.00



The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☐ Sales Contract

☐ Closing Statement  
☒ Other TAX ASSESSOR

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 9/24/14

Print

Bruce A. Burttram  
BRUCE A. BURTRAM