

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
Anitra Garner
Rodney Eugene Patterson
1274 Hwy 47 S
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTEEN THOUSAND TWO HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$18,220.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **ANITRA GARNER, a married woman**(herein referred to as **Grantor**) grant, bargain, sell and convey unto **ANITRA GARNER and RODNEY EUGENE PATTERSON** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2014.
- 2. Easements, restrictions, rights of way, and permits of record.

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.

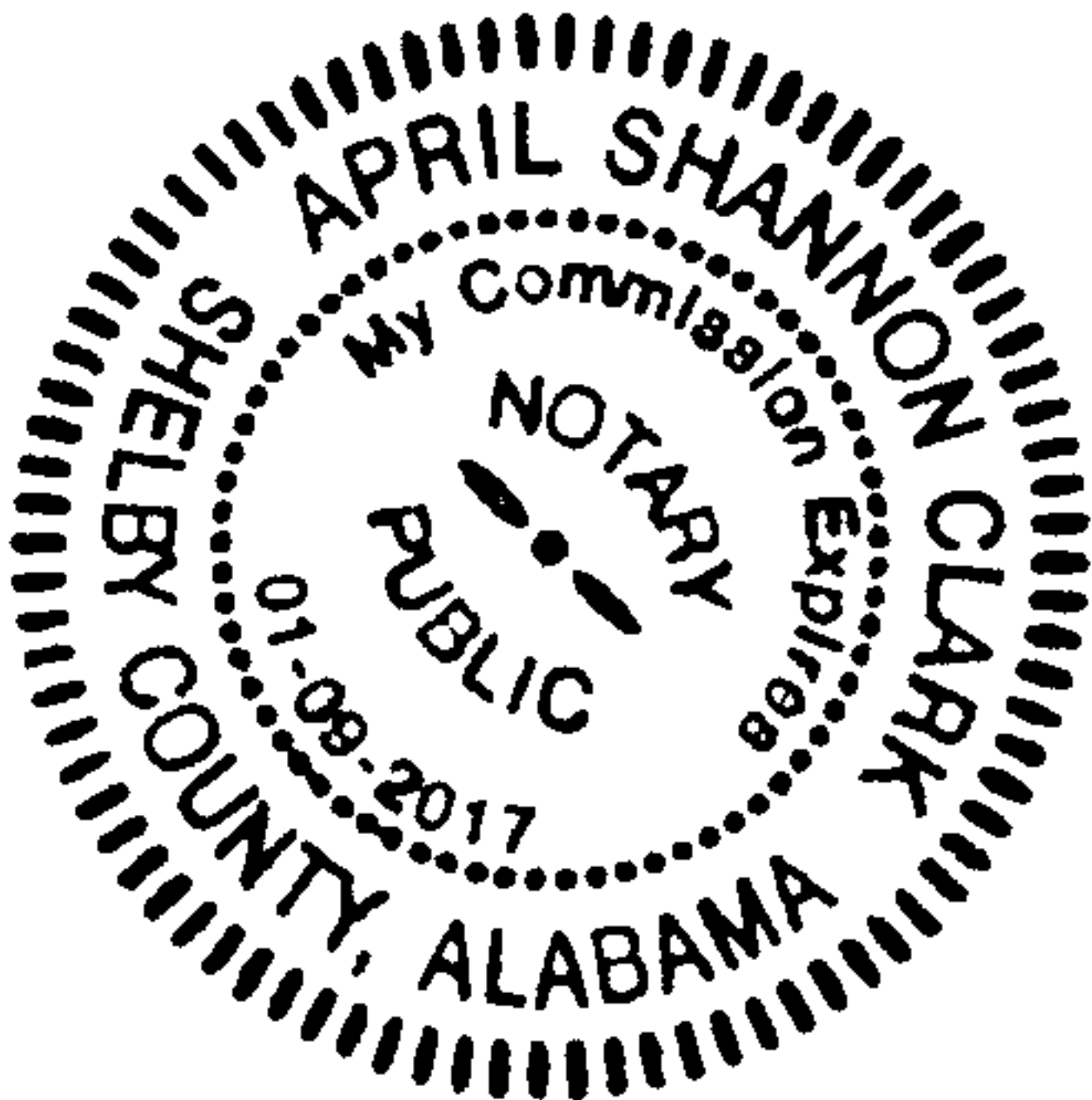
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of October, 2014.



ANITRA GARNER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **ANITRA GARNER**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2014.




Notary Public
My Commission Expires: 1-9 2017


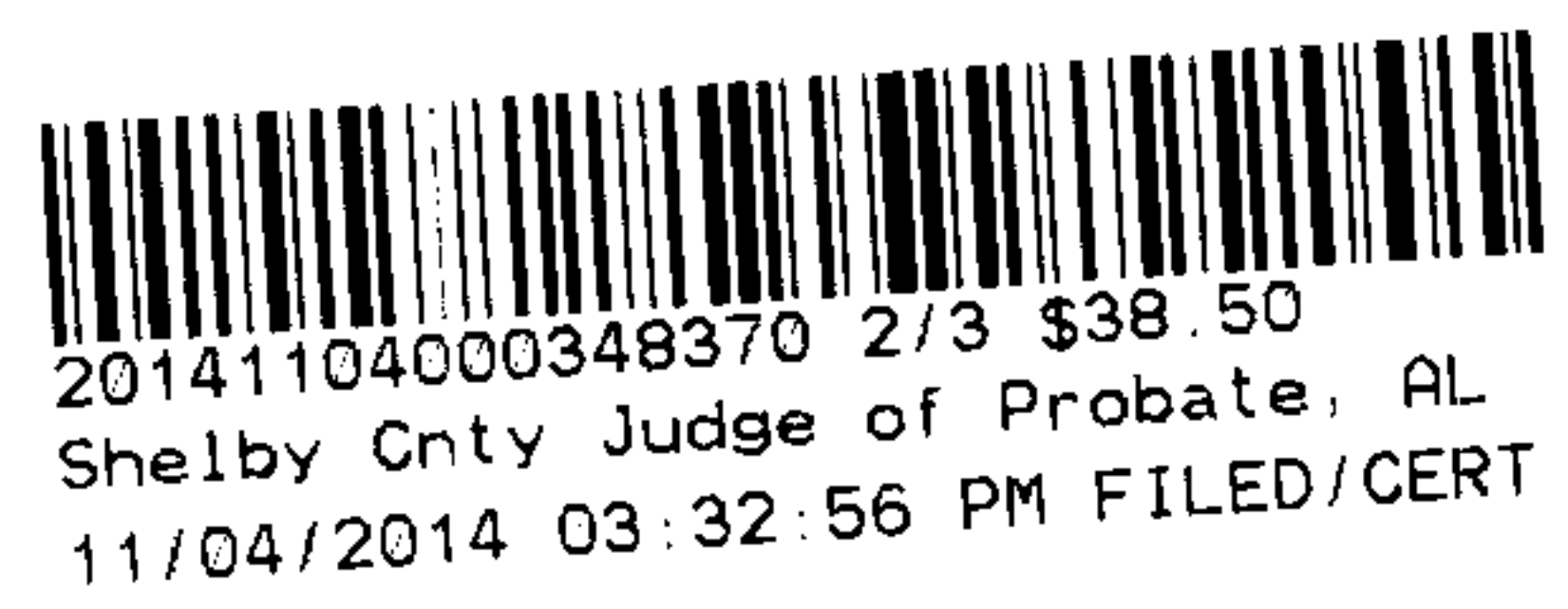

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Shelby Cnty Judge of Probate: AL
11/04/2014 03:32:56 PM FILED/CERT

Exhibit "A" Legal Description

Begin at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 87 degrees 56 minutes 19 seconds East, a distance of 28.84 feet; thence S 32 degrees 22 minutes 33 seconds East, a distance of 339.27 feet,; thence S 22 degrees 37 minutes 51 seconds East, a distance of 145.02 feet; thence S 41 degrees 25 minutes 36 seconds West, a distance of 139.12 feet; thence S 87 degrees 56 minutes 25 seconds West, a distance of 165.00 feet; thence N 01 degrees 00 minutes 40 seconds West, a distance of 221.27 feet; thence N 01 degrees 00 minutes 41 seconds West, a distance of 308.40 feet to the POINT OF BEGINNING.



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|--|
| Grantor's Name | <u>Anitra Garner</u> | Grantee's Name | <u>Anitra Garner</u> |
| Mailing Address | <u>1274 Hwy 47 S</u> <u>Columbiana AL 35051</u> | Mailing Address | <u>1274 Hwy 47 S</u> <u>Columbiana AL 35051</u> |
| Property Address | <u>Egg + Butter Rd</u> | Date of Sale | <u>10-23-14</u> |
| | | Total Purchase Price | _____ |
| | | or | _____ |
| | | Actual Value | _____ |
| | | or | _____ |
| | | Assessor's Market Value | <u>18,220.00</u> |

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)

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>tax value</u> |
| <input type="checkbox"/> 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 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 of 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 10-23-14

Print Anitra Garner

☐ Unattested

AC
(verified by)

Sign Anitra Garner
(Grantor/Grantee/Owner/Agent) circle one

20141104000348370 3/3 \$38.50
Shelby Cnty Judge of Probate, AL
11/04/2014 03:32:56 PM FILED/CERT

Form RT-1