

TITLE NOT EXAMINED  
LEGAL DESCRIPTION FURNISHED BY GRANTOR  
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by  
Joel C. Watson, Attorney at Law  
1240 1<sup>st</sup> St. N Suite 102, Alabaster, Alabama 35007

**WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,**

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STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of FIVE THOUSAND DOLLARS AND NO\100 to the undersigned  
grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,  
JULIAN WAYNE BRANTON, AND WIFE SOPHIE BRANTON  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
JULIAN WAYNE BRANTON, SOPHIE BRANTON AND MICHAEL PATRICK  
PATTERSON  
(herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY,  
ALABAMA to wit:  
LOT 4, ACCORDING TO THE SURVEY OF PANORAMA POINT, AS RECORDED IN  
MAP BOOK 10 PAGE 19 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY  
COUNTY, ALABAMA  
Subject to Easements, Restrictions and Rights of Way and Mortgages of Record.

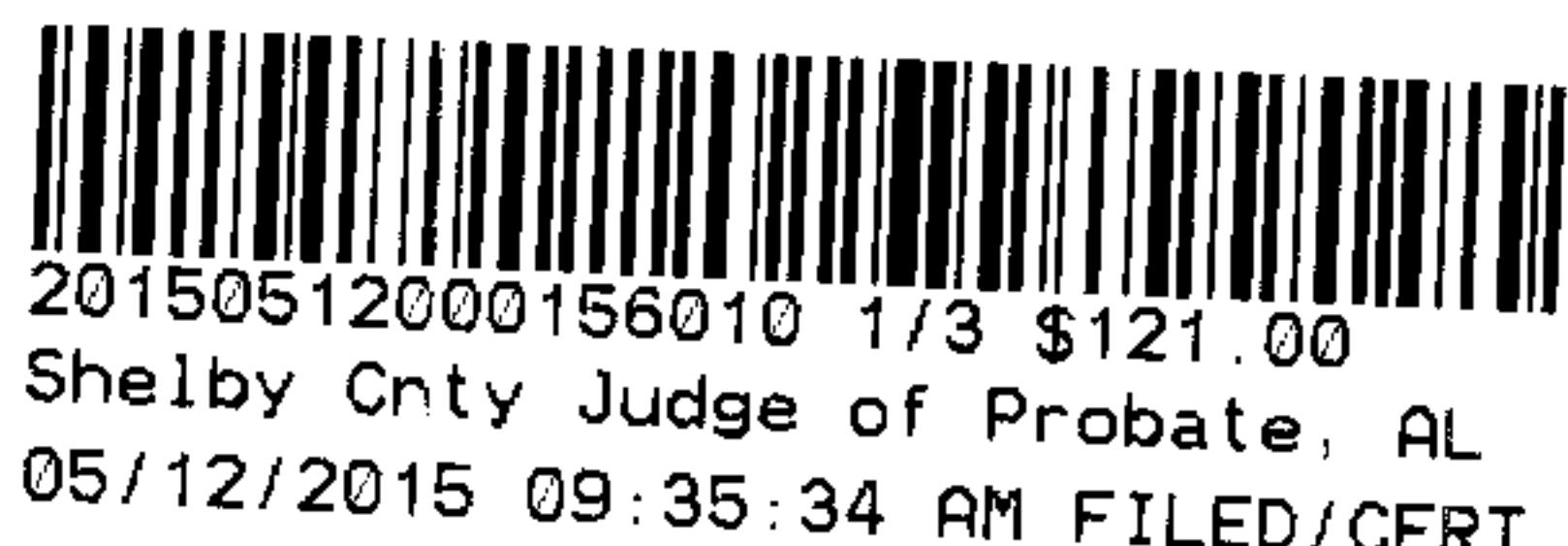
TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and  
assigns of such GRANTEE forever, together with every contingent remainder and right of  
reversion.

**TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint  
lives and upon the death of either of them, then to the survivor of them in fee simple, and to  
the heirs and assigns of such SURVIVOR forever, together with every contingent  
remainder and right of reversion.**

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  
GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all  
persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this  
11<sup>th</sup> day of May, 2015.

Shelby County, AL 05/12/2015  
State of Alabama  
Deed Tax:\$101.00



WITNESS:

Julian Wayne Branton  
Grantor  
Sophie Branton  
Grantor

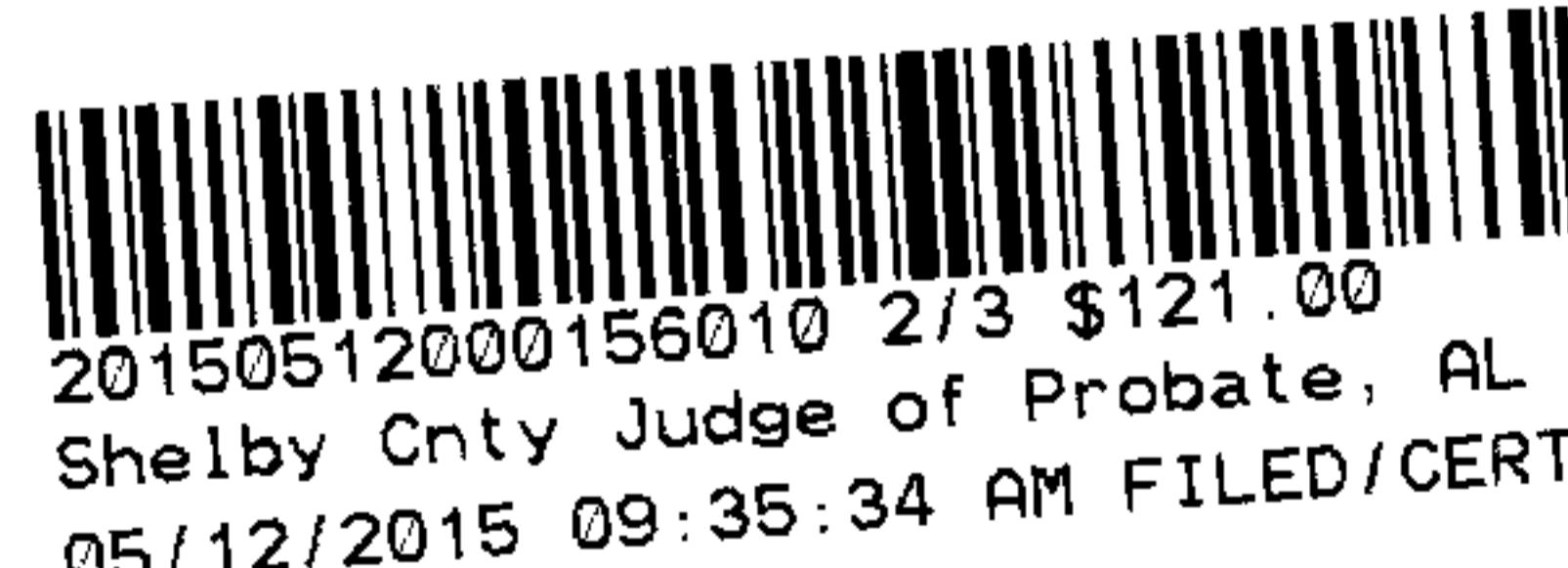
\_\_\_\_\_  
Grantor

STATE OF ALABAMA)      GENERAL ACKNOWLEDGEMENT  
SHELBY COUNTY )

I,, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIAN WAYNE BRANTON AND SOPHIE BRANTON whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day , that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of May A.D.  
2015.

Kay Branton  
NOTARY PUBLIC  
My Commission Expires: 12/13/15



# Real Estate Sales Validation Form

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

Grantor's Name JULIAN & Sophie BRANTON  
Mailing Address 146 Panarama Point  
Shelby AL 35143

Grantee's Name Michael PATRICK Patterson  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 146 Panarama Point  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 302,020.  $113 = 100,473.$

20150512000156010 3/3 \$121.00  
Shelby Cnty Judge of Probate, AL  
05/12/2015 09:35:34 AM FILED/CERT

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 Tax office  
 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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 5/12/15

Print JULIAN WAYNE BRANTON

Unattested

  
(verified by)

Sign J. W. Branton  
(Grantor/Grantee/Owner/Agent) circle one