

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

Prepared by

Joel C. Watson, Attorney at Law

1240 1st St. N Suite 102, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,

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
11th day of May, 2015.


20150512000156010 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
05/12/2015 09:35:34 AM FILED/CERT

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

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. ¹/₃ = 100,673.



20150512000156010 3/3 \$121.00
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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 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 5/12/15

Print Julian Wayne BRANTON

☒ Unattested

(Signature)
(verified by)

Sign J. W. Branton

(Grantor/Grantee/Owner/Agent) circle one