

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

Grantees are to comply with and obtain prior approval of  
any requirement of Shelby

County Planning and Zoning as may exist

Prepared by

Joel C. Watson, Attorney at Law

PO Box 987, Alabaster, Alabama 35007

  
20150528000176970 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
05/28/2015 03:40:55 PM FILED/CERT

Shelby County, AL 05/28/2015  
State of Alabama  
Deed Tax: \$5.00

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**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,

JULIETTE B. McDONALD, A SINGLE WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

JUDY DIANE PATTERSON AND JULIETTE B. McDONALD (herein referred to as Grantee)  
the following described real estate, IN SHELBY COUNTY, ALABAMA to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD..

Mineral and mining rights excepted.

Grantor is the surviving spouse who received the above real estate by JTRS deed upon the death  
her husband, Thomas McDONALD ,who died on March 27, 2015 in Shelby County, Alabama.

**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  
28<sup>th</sup> day of MAY, 2015.

WITNESS:

\_\_\_\_\_ *Juliette B. McDonald*  
 Grantor

\_\_\_\_\_ 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 JULIETTE B. McDONALD 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 28<sup>th</sup> day of MAY A.D. 2015.

*Kay Barber*  
 NOTARY PUBLIC

  
 20150528000176970 2/4 \$28.00  
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Juliette B. McDonald to "Exhibit A"  
Judy Drive Patterson & Juliette McDonald

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 89°39'17" W along the south line of said 1/4-1/4 section a distance of 4.50' to the POINT OF BEGINNING; thence continue along the last described course a distance of 155.97'; thence N 0°20'43" E a distance of 136.01'; thence S 89°31'7" E a distance of 151.42' to the westerly right-of-way of Hebb Road; thence S 1°34'34" E along said right-of-way a distance of 135.73' to the POINT OF BEGINNING. Said parcel of land contains 0.48 acres, more or less.



20150528000176970 3/4 \$28.00  
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Real Estate Sales Validation Form

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

Grantor's Name Juliette B. McDonald  
Mailing Address 68 McDonald Rd.  
P.O. Box 281  
Wilsonville, AL 35186

Grantee's Name Judy Diane Patterson  
Mailing Address P.O. Box 281  
Wilsonville, AL 35186

Property Address 240 Hebb Rd  
Wilsonville, AL 35186

Date of Sale 05/28/2015

Total Purchase Price \$ 5,000

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

or

Assessor's Market Value \$ \_\_\_\_\_



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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
- 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 05/28/2015

Print Judy Diane Patterson AND Juliette B. McDonald

Unattested \_\_\_\_\_  
(verified by)

Sign Juliette B. McDonald  
(Grantor/Grantee/Owner/Agent) circle one