

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

20150610000193340  
06/10/2015 08:36:28 AM  
DEEDS 1/3

Send Tax Notice To:  
Paul & Peggy Harris  
240 Queens Gate  
Alabaster, AL 35114

**GENERAL WARRANTY DEED**  
**Joint Tenants with Rights of Survivorship**

STATE OF ALABAMA  
COUNTY OF SHELBY

}  
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Fifty-Nine Thousand Five Hundred and NO/100 (\$159,500.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Ernest Edward Patterson, Jr., as Personal Representative of the Estate of Louise K. Patterson, Probate Case #PR-2015-000239 in the Probate Office of Shelby County, Alabama,** (herein referred to as **Grantor**), grants, sells, bargains and conveys unto **Paul Harris and Peggy Harris,** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in Shelby County, Alabama to wit:

Lot 250, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 6, as recorded in Map Book 30, Page 86, in the Probate Office of Shelby County, Alabama.

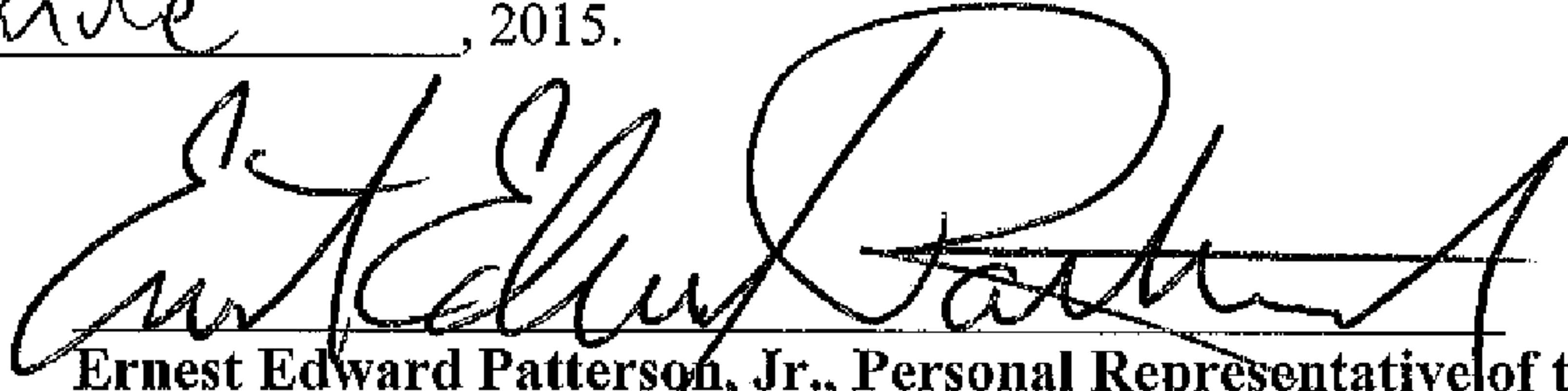
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 151,525.00 of the purchase price paid herewith was proceeds from a purchase money mortgage.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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.

And I do for myself as Personal Representative, and for the heirs, executors, administrators and each and every interested party in the **Estate of Louise K. Patterson, Probate Case #PR-2015-000239 in the Probate Office of Shelby County, Alabama,** covenant with the said Grantees, their heirs, executors, and assigns, that the estate is lawfully seized in fee simple of said premises and we are authorized to convey the same by virtue of my appointment; that they are free from all encumbrances, unless otherwise noted above; that as Personal Representative, I have good right to sell and convey the same as aforesaid; that we will, and the heirs, executors and administrators of the **Estate of Louise K. Patterson, Probate Case #PR-2015-000239 in the Probate Office of Shelby County, Alabama** shall warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ernest Edward Patterson, Jr., as Personal Representative of Estate of Louise K. Patterson, Probate Case #PR-2015-000239 in the Probate Office of Shelby County, Alabama, has hereunto set his/her hand and seal on the day stated in the notary acknowledgement, and the same shall not be effective until the 4th day of June, 2015.



Ernest Edward Patterson, Jr., Personal Representative of the Estate of Louise K. Patterson, Probate Case #PR-2015-000239 in the Probate Office of Shelby County, Alabama

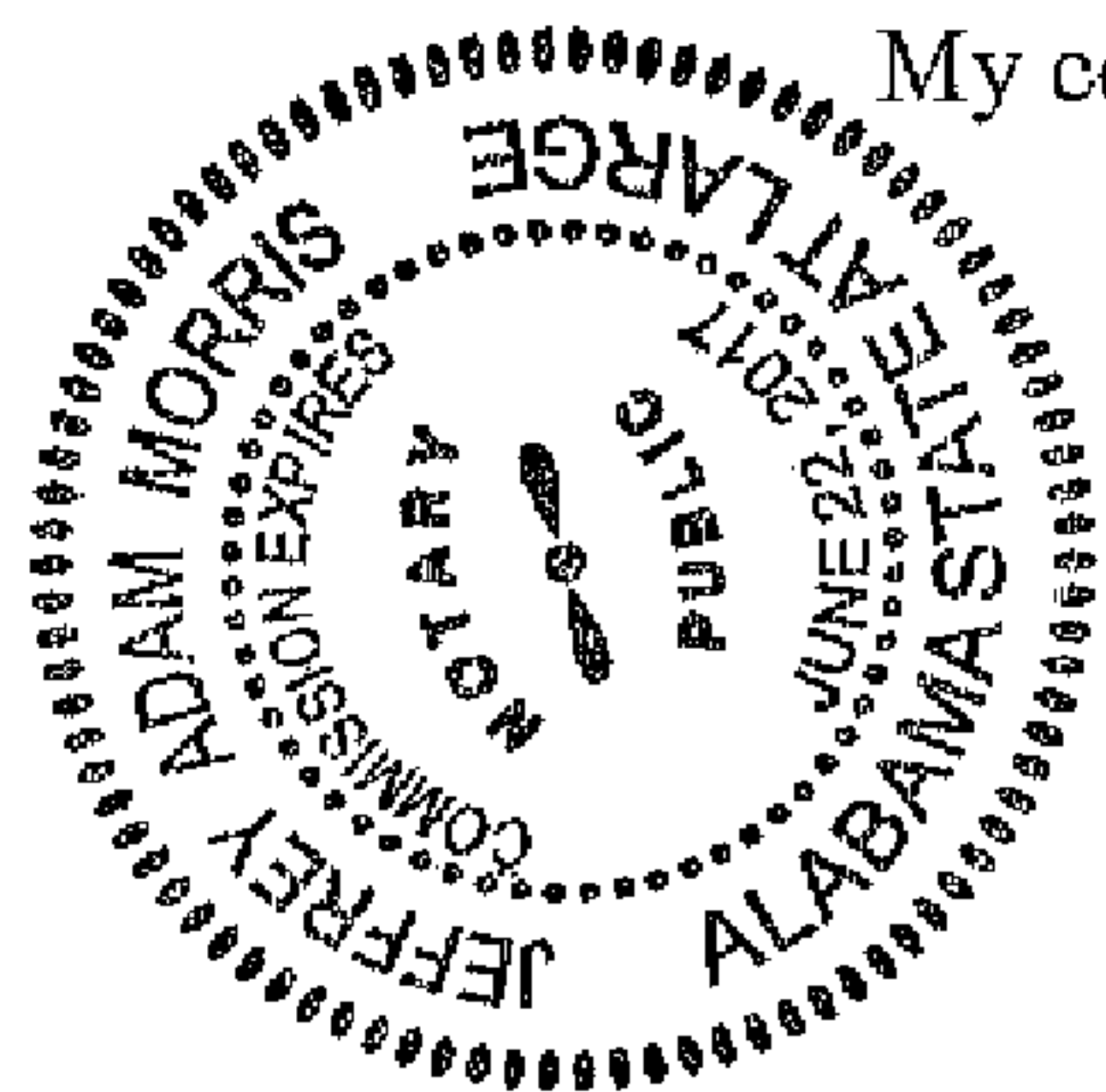
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Ernest Edward Patterson, Jr. whose name as Personal Representative of the Estate of Louise K. Patterson, Probate Case #PR-2015-000239 in the Probate Office of Shelby County, Alabama, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2015.

Notary Seal

\_\_\_\_\_  
Notary Public  
My commission expires:



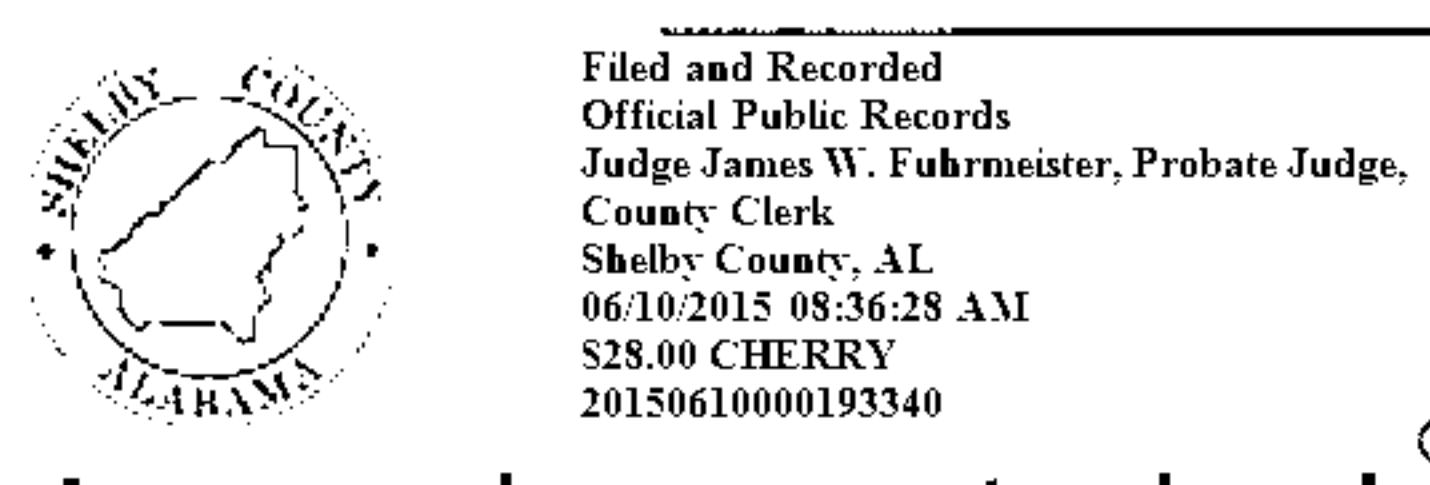
20150610000193340 06/10/2015 08:36:28 AM DEEDS 3/3  
Real Estate Sales Validation Form

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

Grantor's Name Estate of Louise K. Patterson Grantee's Name Paul + Peggy Harris  
Mailing Address 1164 Riverchase Pkwy W. Hoover, AL 35244 Mailing Address 240 Queens Gate Alabaster, AL 35114

Property Address 240 Queens Gate Alabaster, AL 35114 Date of Sale 6/4/15  
Total Purchase Price \$ 159,500.00

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



*[Signature]*

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 6/4/15  
Unattested \_\_\_\_\_  
(verified by) [Signature]  
Print Paul F. Harris / Peggy Harris  
Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one