

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
JOE D. PATRICK III  
SAMANTHA PATRICK  
102 COLONIAL CIRCLE  
ALABASTER, AL 35007

20160523000176100  
05/23/2016 03:51:40 PM  
DEEDS 1/3

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00)\* to the undersigned Grantors, ALBERT HALLMAN and WIFE, CLAIRE HALLMAN, (hereinafter referred to as Grantors, whose mailing address is 102 COLONIAL CIRCLE, ALABASTER, ALABAMA 35007), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JOE D. PATRICK III and SAMANTHA PATRICK, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 142, ACCORDING TO THE SURVEY OF AUTUMN RIDGE SECOND SECTOR, AS RECORDED IN MAP BOOK 14, PAGES 16, 17 AND 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 102 COLONIAL CIRCLE, ALABASTER, AL 35007

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 315 PAGE 489 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
5. RESTRICTIONS APPEARING OF RECORD IN RAL 282 PAGE 146 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

\$ 185,250 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 20th day of May.

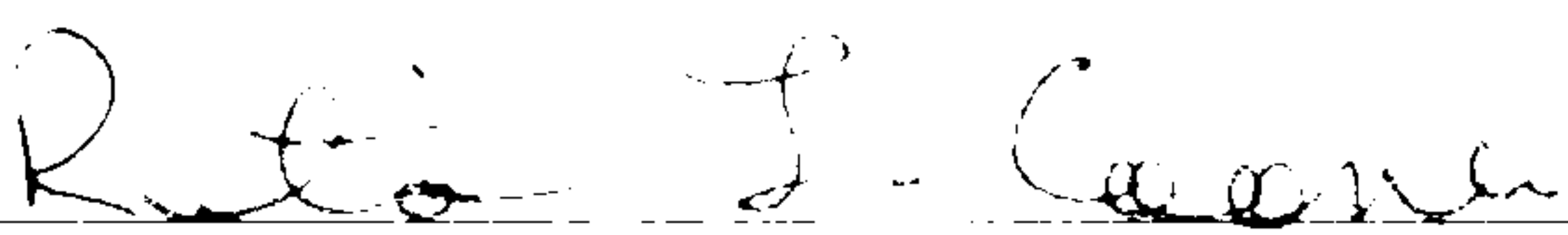
  
ALBERT HALLMAN

  
CLAIRE HALLMAN

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ALBERT HALLMAN and CLAIRE HALLMAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2016.

  
NOTARY PUBLIC

My Commission Expires: 7/22/18

20160523000176100 05/23/2016 03:51:40 PM 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: ALBERT HALLMAN and CLAIRE HALLMAN      Grantee's Name: JOE D. PATRICK III and SAMANTHA PATRICK  
Mailing Address: 102 COLONIAL CIRCLE      Mailing Address: 102 COLONIAL CIRCLE  
ALABASTER, AL 35007      ALABASTER, AL 35007  
Property Address: 102 COLONIAL CIRCLE      Date of Sale: May 20th, 2016  
ALABASTER, AL 35007      Total Purchase Price: (\$195,000.00)  
Actual Value: \$ \_\_\_\_\_  
Or  
Assessor's Market Value: \$ \_\_\_\_\_

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  
\_\_\_\_\_ Appraisal      \_\_\_\_\_ Other Tax Assessment  
\_\_\_\_\_ Sales Contract  
 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: 5/20/16      Print: Laura L. Barnes, Closing Attorney  
\_\_\_\_\_ Unattested      Sign  
Grantor/Grantee/Owner/Agent) (circle one)

Joe D Patrick III

Samantha L. Patrick

[Handwritten signature]

Samantha L Patrick



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/23/2016 03:51:40 PM  
\$30.00 CHERRY  
20160523000176100

[Handwritten signature]