

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20160526000180140 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
05/26/2016 12:00:11 PM FILED/CERT

Send Tax Notice to:
Lisa K Patterson
445 Autumn LN
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY NINE THOUSAND AND NO/00 DOLLARS (\$29,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Lisa K. Patterson, a married woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Lisa K. Patterson and James L. Patterson(herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of May, 2016.

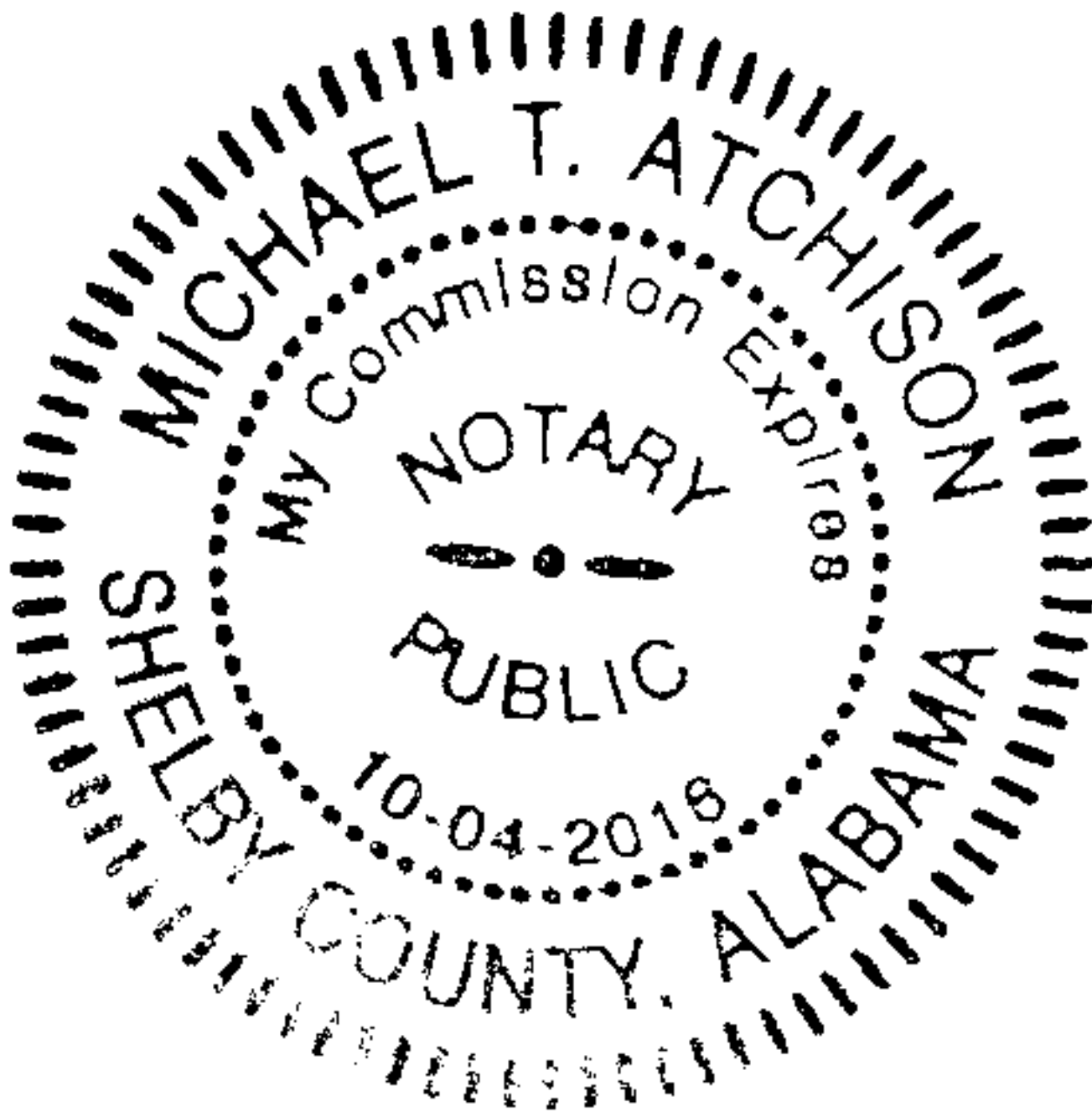
Shelby County, AL 05/26/2016
State of Alabama
Deed Tax:\$29.00


Lisa K. Patterson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Lisa K. Patterson***, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

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



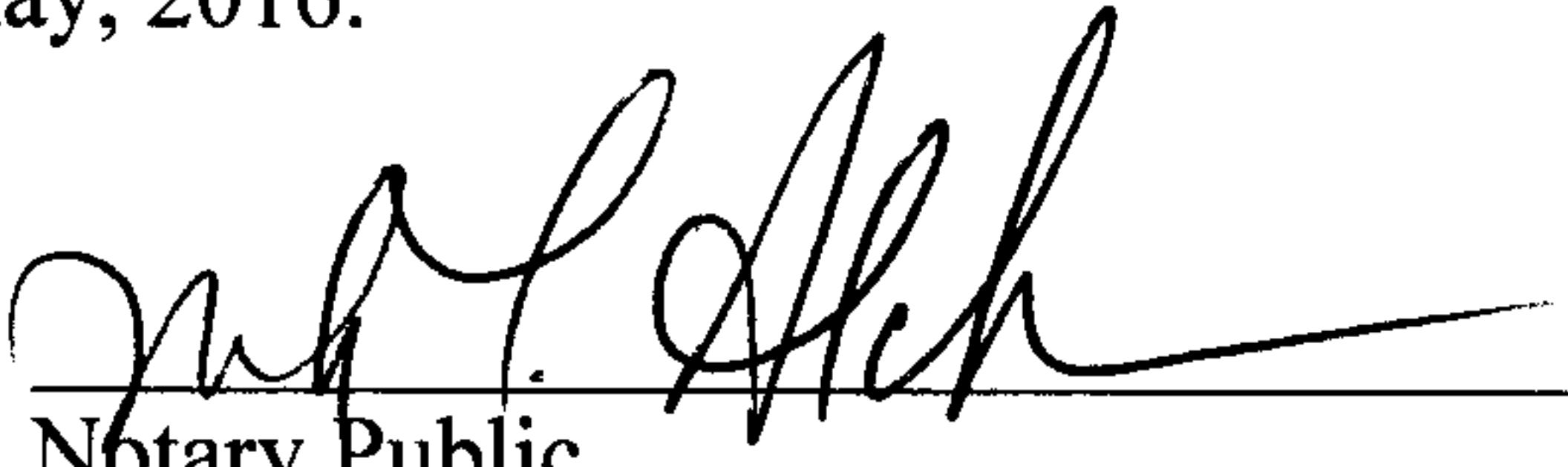

Notary Public
My Commission Expires: 10/4/16

EXHIBIT A – LEGAL DESCRIPTION

SW COR NW ¼ SW ¼ N 161.23 E 79.1 TO POB SE 285.57 NE 502.8 W472.43 S 403.75 TO POB.

Property conveyed herein also know as follows:



20160526000180140 2/3 \$49.00
Shelby Cnty Judge of Probate, AL
05/26/2016 12:00:11 PM FILED/CERT

Legal Description:

Lot 1

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTHERLY A DISTANCE OF 580.20 FEET; THENCE RIGHT 89 - 43 - 49 A DISTANCE OF 65.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 241.34 FEET; THENCE RIGHT 87 - 15 - 30 A DISTANCE OF 180.49 FEET; THENCE RIGHT 92 - 44 - 30 A DISTANCE OF 241.34 FEET; THENCE RIGHT 83 - 12 - 25 TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA OF 3 - 27 - 34 AND A RADIUS OF 2989.68 FEET AN ARC DISTANCE OF 180.52 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 1 ACRE MORE OF LESS.

Lot 2

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTHERLY A DISTANCE OF 161.23 FEET; THENCE RIGHT 77 - 51 - 13 A DISTANCE OF 79.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE ALONG THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA OF 32 - 42 - 22 AND A RADIUS OF 198.12 FEET AN ARC DISTANCE OF 113.09 FEET; THENCE CONTINUE ALONG THE TANGENT OF SAID CURVE A DISTANCE OF 172.48 FEET; THENCE LEFT 90 - 09 - 45 A DISTANCE OF 502.80 FEET; THENCE LEFT 110 - 40 - 01 A DISTANCE OF 231.09 FEET; THENCE LEFT 272 - 44 - 30 A DISTANCE OF 180.49 FEET; THENCE RIGHT 92 - 44 - 30 A DISTANCE OF 241.34 FEET; THENCE LEFT 96 - 47 - 35 TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA OF 16 - 34 - 39 AND A RADIUS OF 771.54 FEET AN ARC DISTANCE OF 223.23 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.7 ACRES MORE OR LESS

Real Estate Sales Validation Form

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

Grantor's Name Lisa K Patterson
Mailing Address 445 Autumn
Vincent, AL 35178

Grantee's Name Lisa K Patterson
Mailing Address 445 Autumn LN
Vincent, AL 35178

Property Address 445 Autumn Lane
Vincent AL 35178

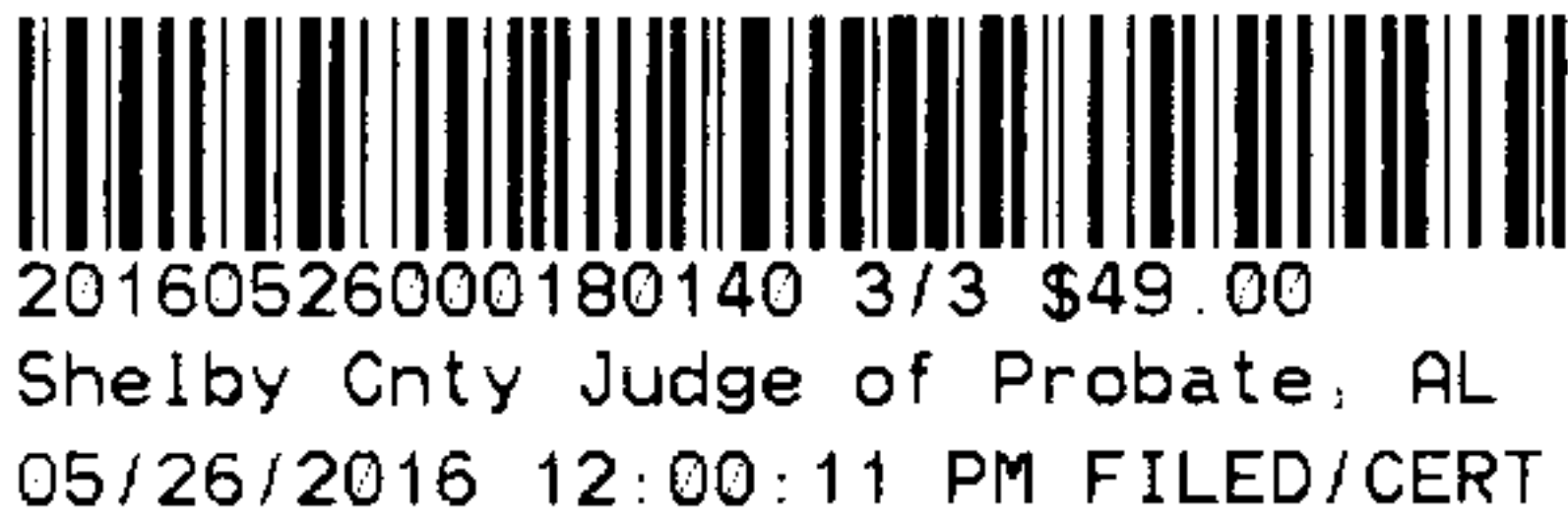
Date of Sale 20 May 16
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other
To make Survivorship

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 20 May 2016

Unattested _____
(verified by)

Print Lisa K Patterson
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one