

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
James L. Patterson and
Lisa K. Patterson
445 Autumn Lane
Vincent, AL 35178

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, I, **Barry Allen Wier, an unmarried man and Barry Allen Wier as Trustee of the Theresa Yvonne Tinney Testamentary Trust created under The Will of Doris Yvonne Saunders, deceased, Probate Case #185395** (herein referred to as Grantors) grant, bargain, sell and convey unto **James L. Patterson and Lisa K. 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

TITLE NOT EXAMINED BY PREPARER.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, we have hereunto set our hands and seals this 20 day of July, 2016.

**Barry Allen Wier as Trustee of the
Theresa Yvonne Tinney Testamentary
Trust created under The Will of Doris
Yvonne Saunders**

Barry Allen Wier
Barry Allen Wier

Barry Allen Wier, Trustee
Barry Allen Wier, Trustee

**STATE OF ALABAMA
COUNTY OF**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Allen Wier, individually, and as Trustee of the Theresa Yvonne Tinney Testamentary Trust created under The Will of Doris Yvonne Saunders, 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 this conveyance, he, individually and as Trustee and with full authority executed the same voluntarily for and as the act of said Trust on the day the same bears date.

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

**B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017**

Notary Public
My Commission Expires: 2-22-17

Shelby County, AL 07/28/2016
State of Alabama
Deed Tax: \$.50

EXHIBIT "A"

I, Kelvin L. Harris, a licensed land surveyor in the State of Alabama, hereby state that the foregoing is a map of part of the Southwest 1/4 of the Northeast 1/4 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows; Commencing at a railroad rail in place, accepted as the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence N 00°16'39" W a distance of 288.13' to a 5/8" capped rebar in place (stamped RCS 4092); thence N 00°16'36" W a distance of 1554.30' to a 1/2" capped rebar set (stamped CA-615), said point being the point of beginning. From this beginning point proceed S 89°43'13" W a distance of 15.00' to a 1/2" capped rebar set (stamped CA-615); thence N 00°16'36" W a distance of 93.00' to a 1/2" capped rebar set (stamped CA-615); thence N 53°02'16" E a distance of 18.70' to a 1/2" capped rebar set (stamped CA-615); thence S 00°16'36" E a distance of 104.17', back to the point of beginning, containing 0.03 acres, more or less. This property is subject to any right of way of record Victory Lane.



20160728000263650 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
07/28/2016 08:26:00 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Barry Allen Wier
Mailing Address 501 Canyon Park Dr.
Pelham, AL 35124

Grantee's Name James and Lisa Patterson
Mailing Address 445 Autumn Lane
Vincent, AL 35178

Property Address Land on Victory Lane
160 Vandiver, AL
Sterrett, AL

Date of Sale 7-20-16
Total Purchase Price \$ 100.00
Or
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
Sales Contract
Closing Statement
Appraisal
X Other right to vacation

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 7-20-16

Print B. Christopher Battles

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1