

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Richard Patterson, Jr. and Haley Patterson  
108 Brynhurst Drive  
Chelsea, AL 35043

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

JOINT SURVIVORSHIP DEED

20161220000464580

12/20/2016 01:48:41 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY TWO THOUSAND SIX HUNDRED ONE and NO/100 (\$142,601.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, USAA Federal Savings Bank (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Richard Patterson, Jr. and Haley Patterson (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 8, according to the survey of Brynleigh Estates, recorded in Map Book 1, page 139, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: 108 Brynhurst Drive, Chelsea, Alabama 35043

\$ 135,471.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 6th day of December, 2016.

USAA Federal Savings Bank

Ricardo N. Garcia

By: Ricardo N. Garcia

Its Foreclosure Manager

STATE OF TEXAS

COUNTY OF BEXAR

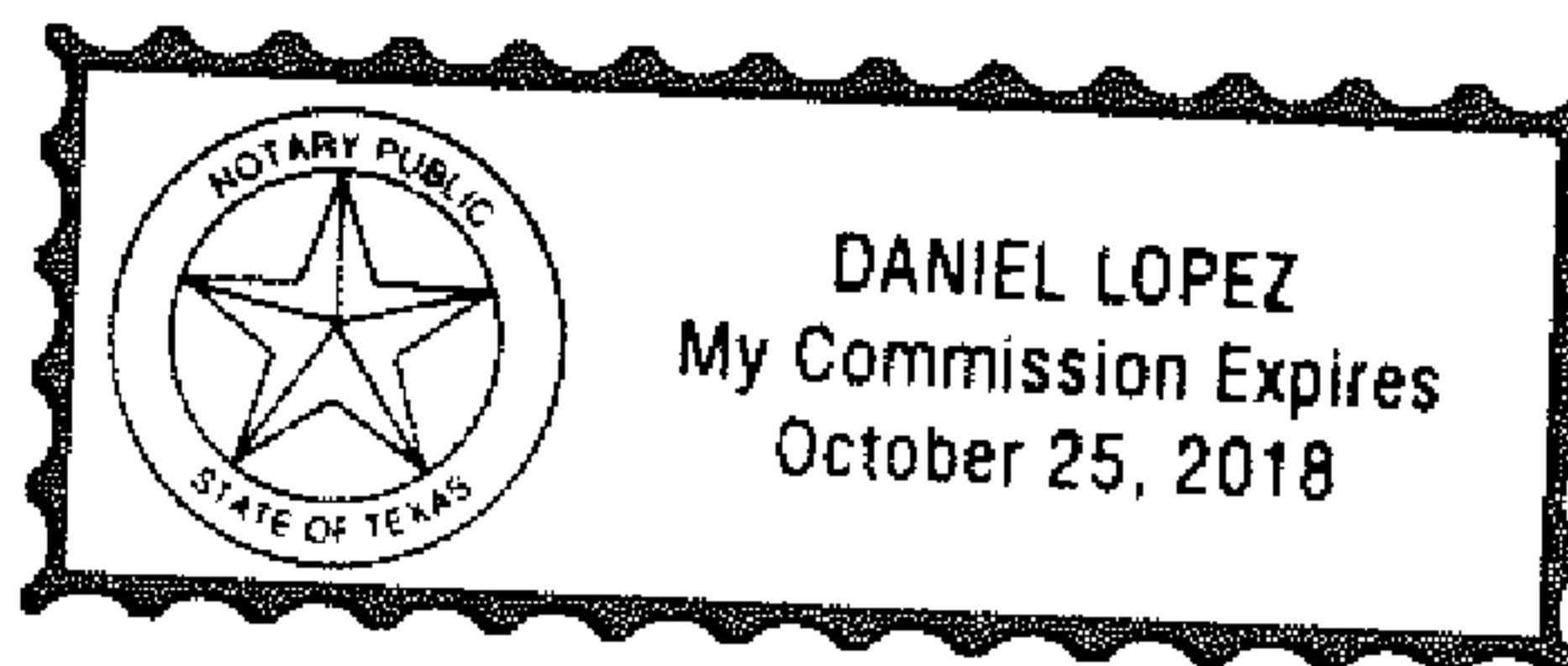
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Ricardo Garcia, whose name as Manager of USAA Federal Savings Bank, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents he in his capacity as such Manager and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of December, 2016.

Daniel Lopez

NOTARY PUBLIC

My Commission Expires: October 25, 2018



# Real Estate Sales Validation Form

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

Grantor's Name USAA Federal Savings Bank  
Mailing Address 10150 McDermott Fwy  
San Antonio TX  
78288

Grantee's Name Richard Patterson, Jr  
Mailing Address Haley Patterson  
108 Brynhurst Drive  
Chelsea, AL 35043

Property Address 108 Brynhurst Drive  
Chelsea, AL 35043

Date of Sale 12/7/16  
Total Purchase Price \$ 142,601.00

or  
Actual Value \$

20161220000464580 12/20/2016 01:48:41 PM DEEDS 3/3 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  
☐ Sales Contract ☐ Other  
☒ 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 12/16/16

Print Jeff W. Palmer

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/20/2016 01:48:41 PM  
\$28.50 CHERRY  
20161220000464580

[Signature]

Form RT-1