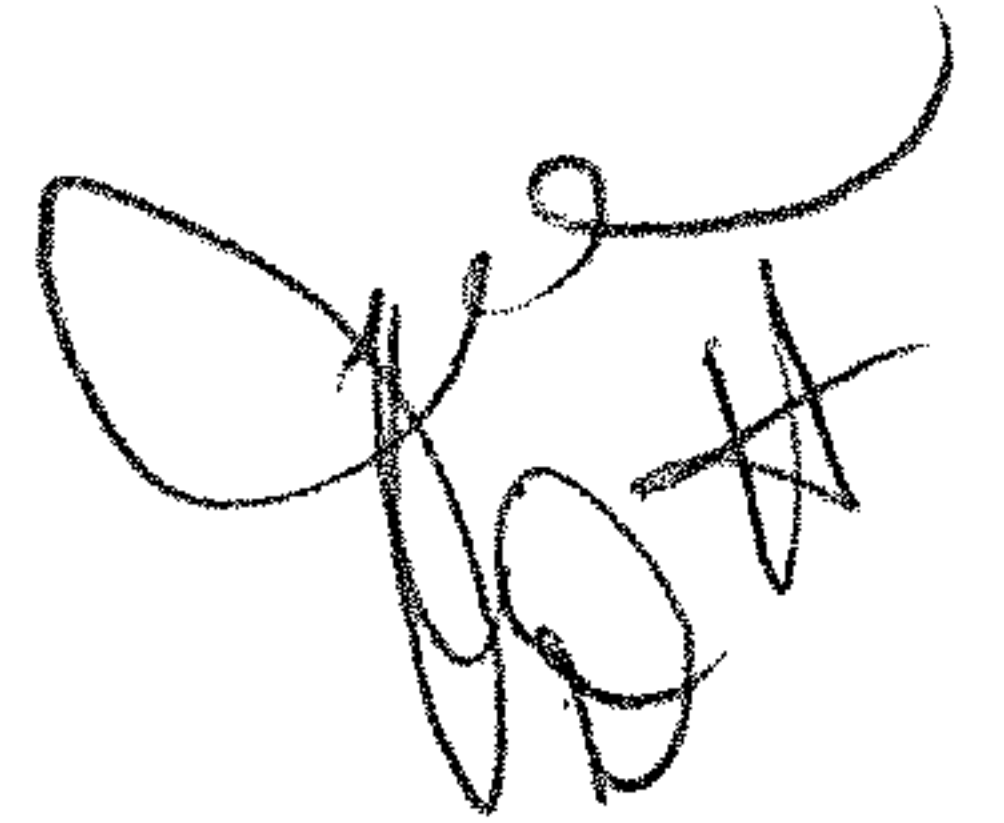


This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Gary Lane Patterson
Patricia Waldrop Patterson
1919 Island Road
Shelby, AL 35143



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

20170505000156390

05/05/2017 09:49:56 AM

DEEDS 1/3

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **John W. Harper and Debbie Harper, husband and wife, whose mailing address is 6782 Lakeshore Drive, Gulf Shores, AL 36542** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Gary Lane Patterson and Patricia Waldrop Patterson, husband and wife, whose mailing address is 1919 Island Road, Shelby, AL 35143** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1919 Island Road, Shelby, AL 35143**; to wit;

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 35, ALL IN TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE RUN WEST ALONG THE NORTH SECTION LINE A DISTANCE OF 165.63 FEET; THENCE TURN LEFT 95 DEGREES 11 MINUTES 58 SECONDS A DISTANCE OF 700.37 FEET TO THE POINT OF BEGINNING; THENCE TURN RIGHT 15 DEGREES 17 MINUTES 55 SECONDS A DISTANCE OF 192.15 FEET; THENCE TURN LEFT 101 DEGREES 01 MINUTES 32 SECONDS A DISTANCE OF 147.69 FEET; THENCE TURN LEFT 87 DEGREES 45 MINUTES 44 SECONDS ALONG SAID LAKE A DISTANCE OF 13.0 FEET; THENCE TURN RIGHT 37 DEGREES 46 MINUTES 31 SECONDS ALONG SAID LAKE A DISTANCE OF 58.91 FEET; THENCE TURN LEFT 33 DEGREES 43 MINUTES 53 SECONDS ALONG SAID LAKE A DISTANCE OF 54.44 FEET; THENCE TURN LEFT 18 DEGREES 03 MINUTES 23 SECONDS ALONG SAID LAKE A DISTANCE OF 36.83 FEET; THENCE TURN LEFT 20 DEGREES 19 MINUTES 33 SECONDS ALONG SAID LAKE A DISTANCE OF 57.92 FEET; THENCE TURN LEFT 62 DEGREES 10 MINUTES 21 SECONDS A DISTANCE OF 117.32 FEET TO THE POINT OF BEGINNING.

ALSO A 30 FOOT EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITIES, BETWEEN THE ABOVE DESCRIBED AND THE PUBLIC ROAD; THERE EXISTS A 15 FOOT EASEMENT ALONG THE WESTERLY SIDE OF THE ABOVE DESCRIBED PROPERTY. LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THAT CERTAIN DATUM PLANE OF 397 FEET ABOVE MEAN SEA LEVEL.

\$100,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of April, 2017.

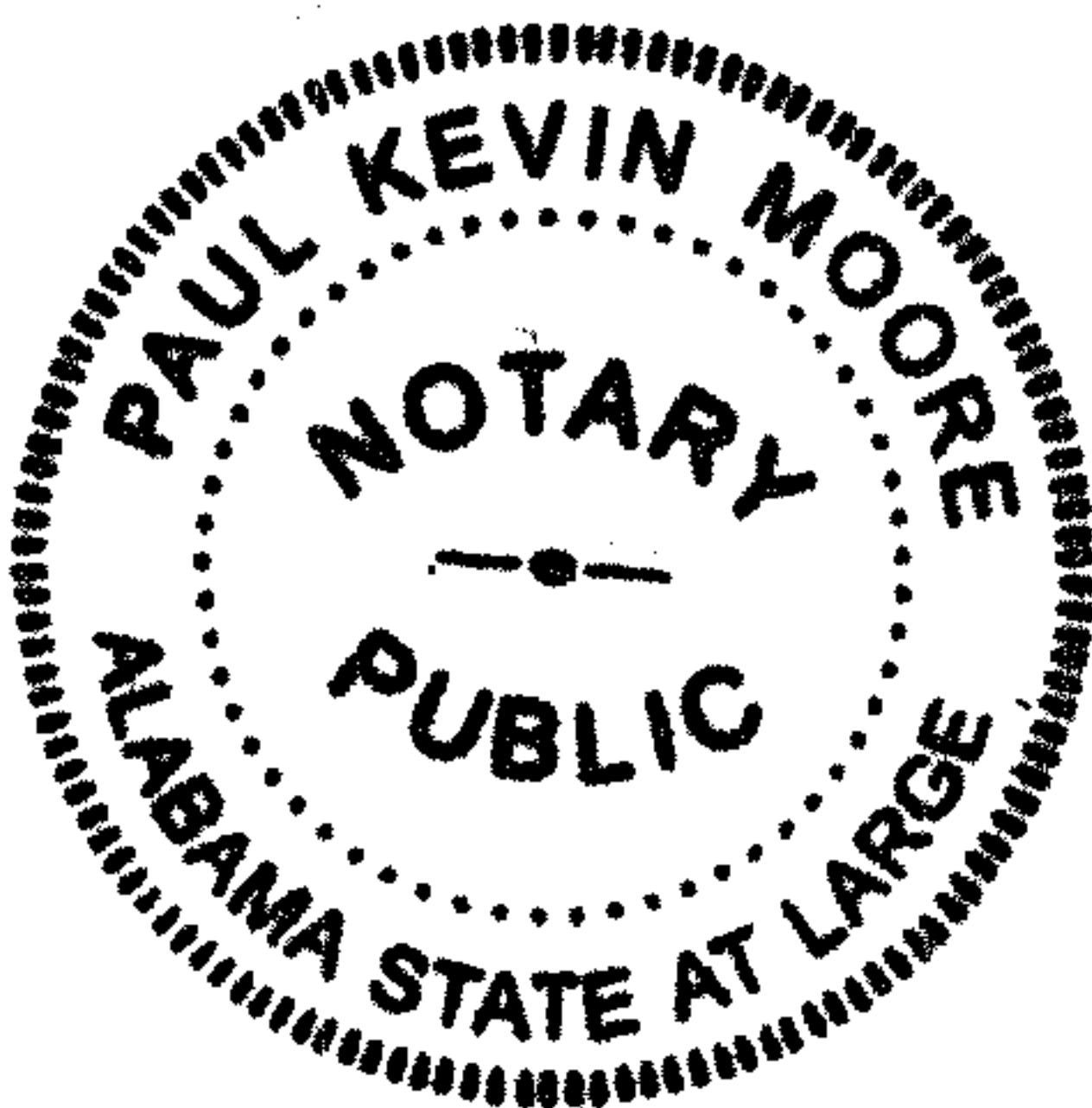

John W. Harper

Debbie Harper

} General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that John W. Harper and Debbie Harper, husband and wife 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 they executed the same voluntarily on the day the same bears date.

Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires:



20170505000156390 05/05/2017 09:49:56 AM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name	John W. Harper Debbie Harper	Grantee's Name	Gary Lane Patterson Patricia Waldrop Patterson
Mailing Address	6782 Lakeshore Drive Gulf Shores, AL 36542	Mailing Address	1919 Island Road Shelby, AL 35143
Property Address	1919 Island Road Shelby, AL 35143	Date of Sale	April 28, 2017
		Total Purchase Price	\$175,000.00
		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	☐ 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.

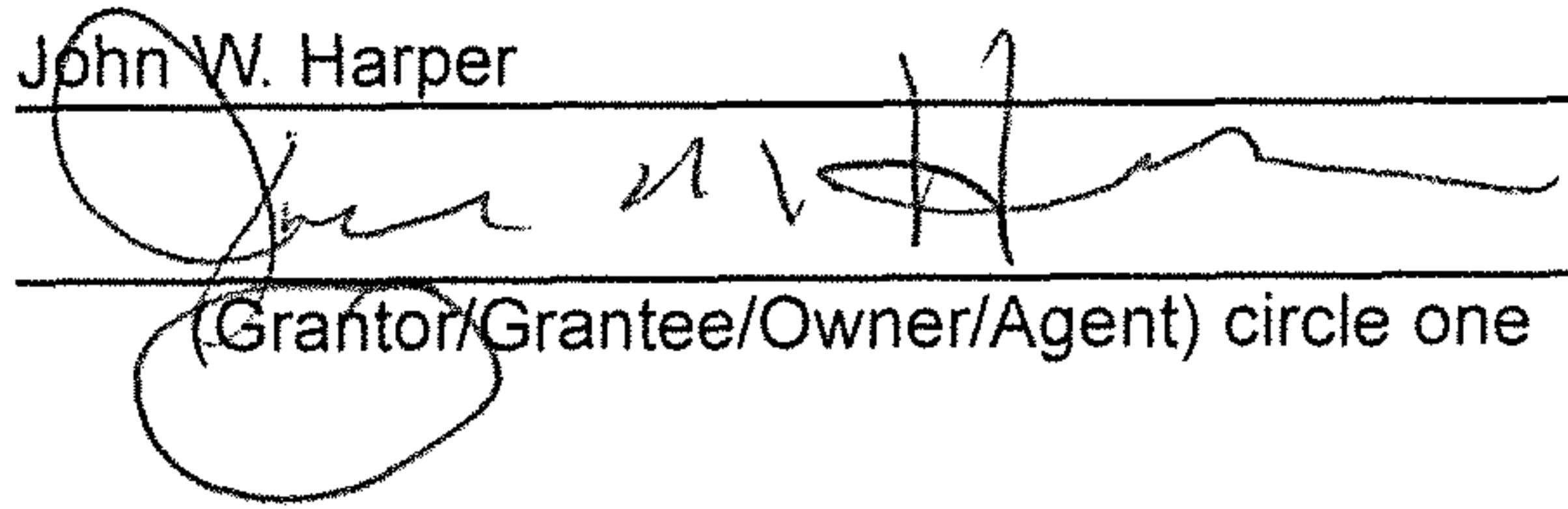
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	April 26, 2017	Print	John W. Harper
Unattested		Sign	
	(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
05/05/2017 09:49:56 AM
\$196.00 CHERRY
20170505000156390

