

Send tax notice to:
Michael Patton

3824 Rock Ridge Rd
Trumbull, CT 06620

20180426000141120
04/26/2018 12:05:11 PM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, the undersigned Grantor, **HAROLD L. PATTON, A SINGLE PERSON** grant, bargain, sell and convey unto the Grantees, **MICHAEL H. PATTON AND MATTHEW A. PATTON**, in fee simple, my interest in the following described real property situated in SHELBY County, Alabama, SUBJECT TO the reservation stated below, viz:

**7036 INVERNESS GREEN LANE, BIRMINGHAM, AL 35242
AND FURTHER DESCRIBED ON THE ATTACHED EXHIBIT
A WHICH IS HEREBY INCORPORATED BY REFERENCE AS
THOUGH FULLY SET OUT HEREIN.**

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the homestead property and collect the rents or other income therefrom so long as I shall live.

Subject to ad valorem property taxes for the year 2018 which are not yet due and payable, easement(s), building line, and restrictions as shown on record map or in the public record.

This deed prepared without benefit of title examination or survey. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, his heirs, executors and administrators in fee simple, forever. And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their heirs, executors and administrators, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors and administrators, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st
day of April, 2018.

Harold L. Patton (SEAL)
HAROLD L. PATTON

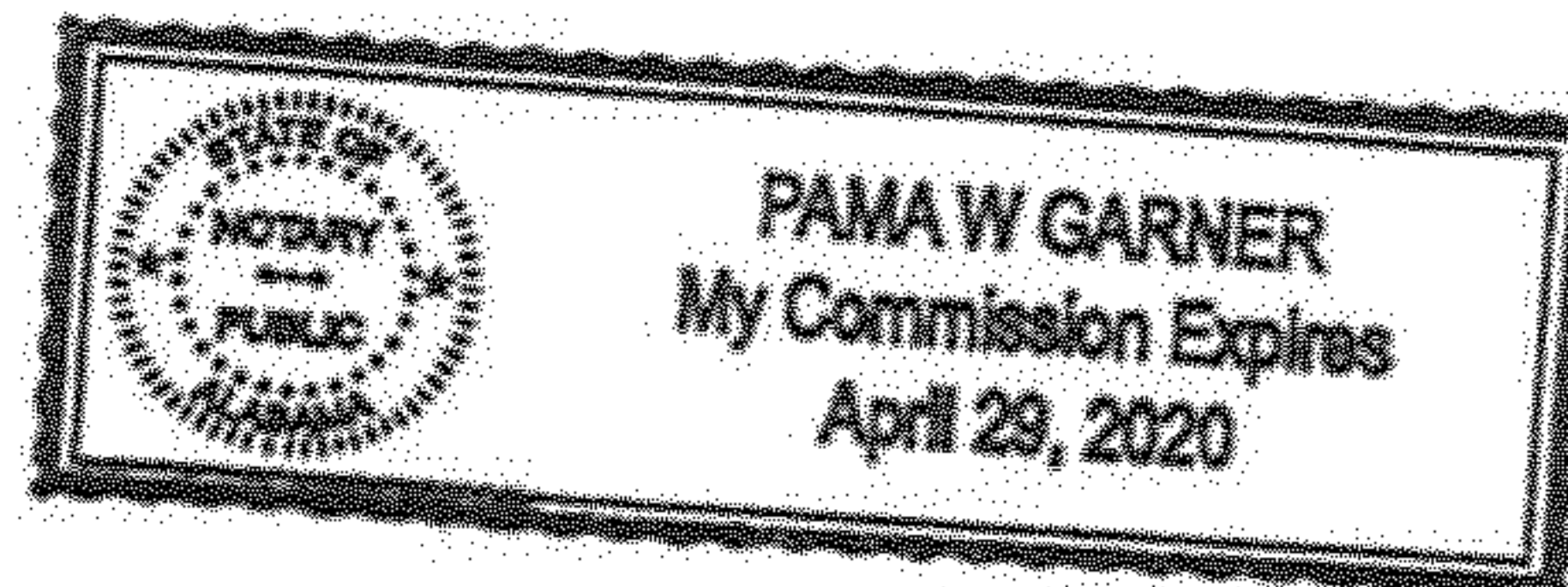
STATE OF ALABAMA)

COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **HAROLD L. PATTON, a single man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21 day of April, 2018.

Pama W. Garner
Notary Public



This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124
Phone: (205) 663-0281
john@bradfordholliman.com

LOT 2, ACCORDING TO THE SURVEY OF INVERNESS GREEN, AS RECORDED IN MAP BOOK 21, PAGE 6, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Harold L. Patton
Mailing Address 7036 Inverness Green Lane
Birmingham, AL 35242

Grantee's Name Michael H. Patton & Matthew A. Patton
Mailing Address 3824 Rocky Ridge Rd.
Irondale, AL 35210

Property Address 7036 Inverness Green Lane
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

20180426000141120 04/26/2018 12:05:11 PM DEEDS 4/4 or
Assessor's Market Value \$ 221,500

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 Tax
☐ 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 4/26/2018

Print JOHN R. HOLLIMAN

☐ Unattested _____
(verified by)

Sign John R. Holliman
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2018 12:05:11 PM
\$245.50 CHERRY
20180426000141120

John R. Holliman