

**Recording requested &
Prepared by:**
Kyler Kohler, Ostermiller &
Sorensen, LLP
Ruth Briggie, Legal Assistant
602-761-9798

When recorded mail to:
Kyler Kohler, Ostermiller &
Sorensen, LLP
3033 North Central Ave., # 415
Phoenix, AZ 85012

Mail Tax Notices to:
Patmalnee Invest AL, LLC
124 Twin Oaks Cir.
Chelsea, AL 35043

WARRANTY DEED

Peter Charles Patmalnee, III, GRANTOR, for valuable consideration paid in the sum of \$1.00 (One Dollar and no/100), does hereby, GRANT, BARGAIN, SELL AND CONVEY, with WARRANTY COVENANTS, to **Patmalnee Invest AL, House 2, LLC**, a series of Patmalnee Invest AL, LLC, an Alabama Limited Liability Company, Grantee, all that tract or parcel of land situated in SHELBY County, Alabama, described as follows:

Lot 209 according to the Survey of Reserve at Timberline Phase 2, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.

More Commonly Known As: 1059 Riviera Dr., Calera, AL 35040
Parcel NO.: 34-3-06-2-004-018.000

EXCEPTIONS: Mineral and mining rights excepted.

SUBJECT TO: Current taxes not yet due and payable, easements, conditions, covenants, and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her/his heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

By acceptance of this Deed, Grantee hereby covenants and agrees for himself/herself and his/her heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvement, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons or entities holding under or through Grantee.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 17 day of December 2018.


Peter Charles Patmalnee, III, Grantor

STATE OF ALABAMA)

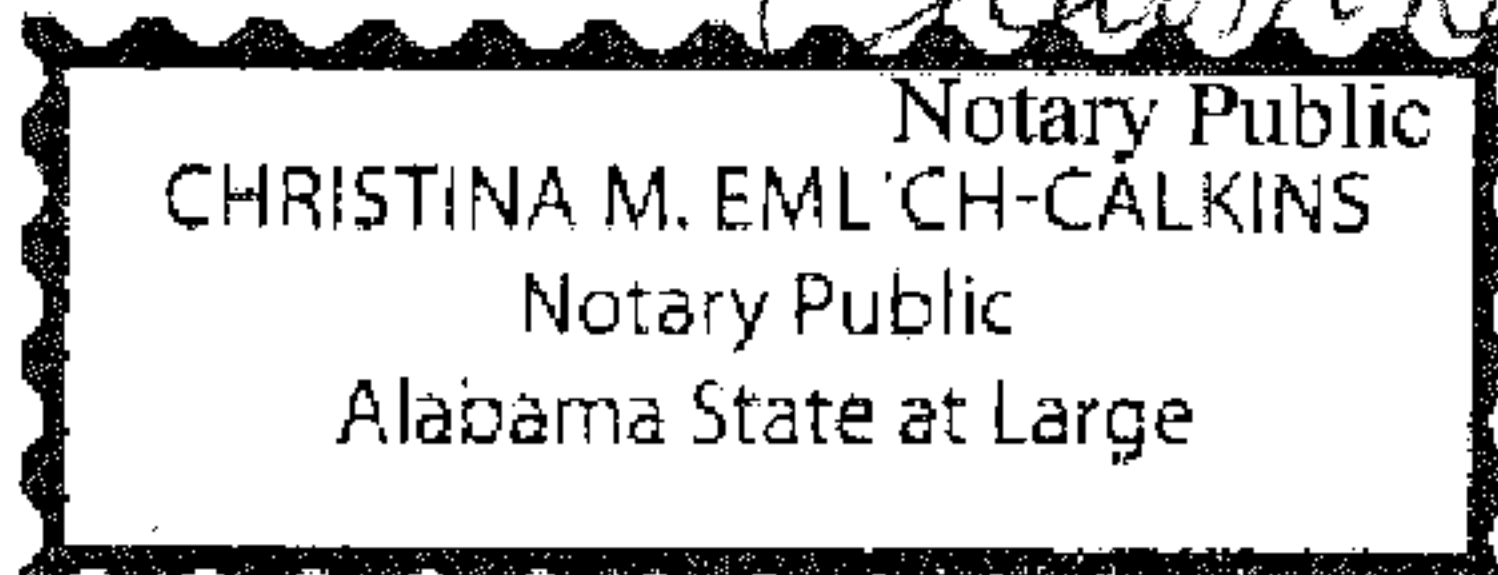
COUNTY OF)

Talladega

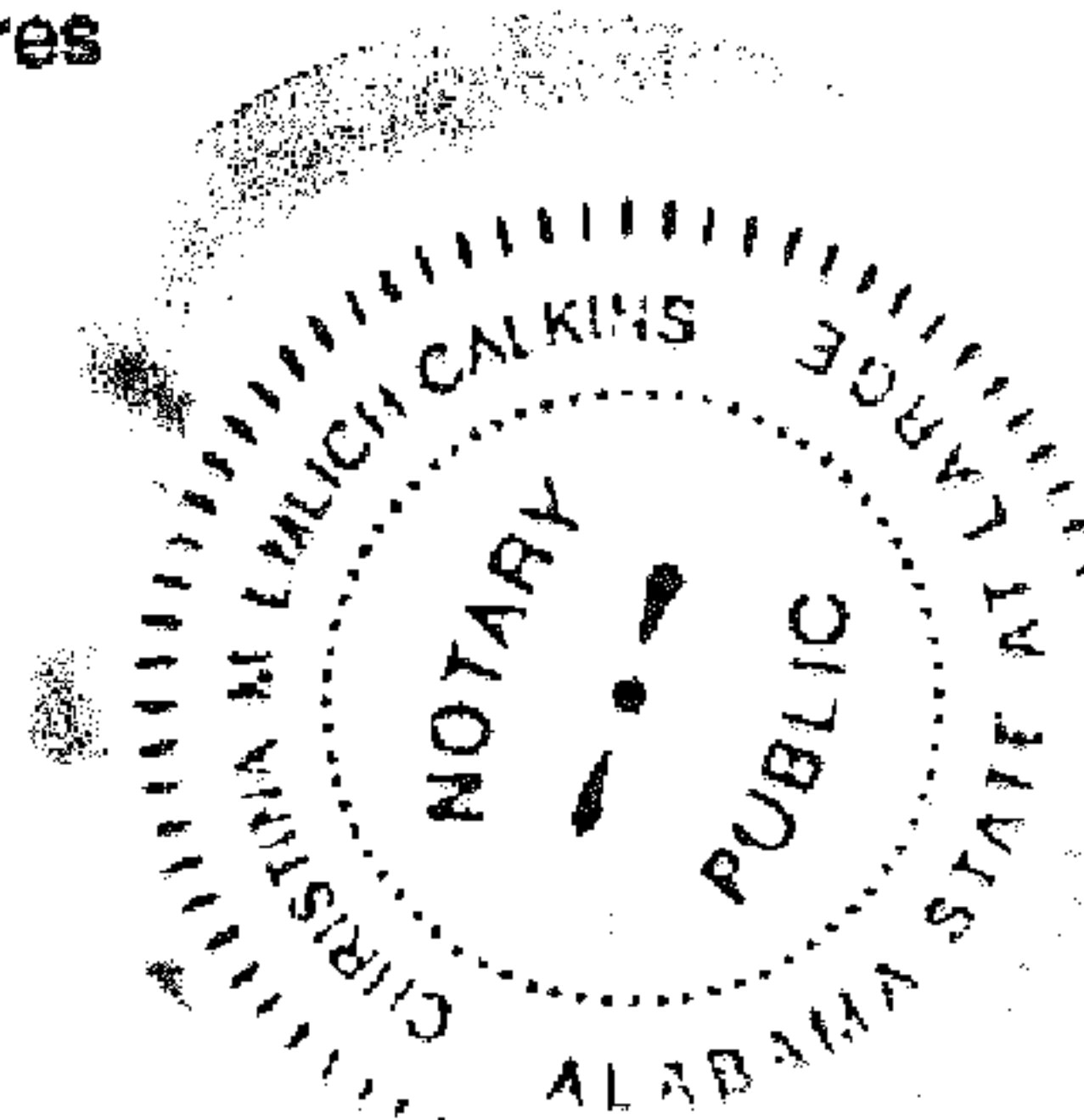
SS

On the 17 day of December, 2018, personally appeared before me, **Peter Charles Patmalnee, III**, Grantor and signer of the above WARRANTY DEED, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that they executed the same voluntarily for its stated purpose.





My Commission Expires
October 24, 2021



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Peter Charles Patmalnee, III
 Mailing Address 124 Twin Oaks Cir.
Chelsea, AL 35043

Grantee's Name Patmalnee Invest AL, House 2, LLC
 Mailing Address 124 Twin Oaks Cir.
Chelsea, AL 35043

Property Address 1059 Riviera Dr.
Calera, AL 35040

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 132,458.00

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 Warranty Deed

☐ 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 12-17-18

Print Peter Charles Patmalnee

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/27/2018 10:35:26 AM
 \$153.50 CHARITY
 20181227000449820

Allen S. Bayl