

**After Recording, Mail To:**

David A. Patton and Mary Jo Patton, as co-Trustees  
232 Kensington Lane  
Alabaster, AL 35007

**This Document Prepared By:**

WILLIAM G. NOLAN  
*Attorney at Law*  
Nolan Elder Law and Estate Planning LLC  
1232 Blue Ridge Blvd  
Hoover, Alabama 35226  
2053900101

Assessor's Parcel Number: \_\_\_\_\_

## QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

**DAVID A. PATTON and MARY JO MAGNUS PATTON**, husband and wife, the GRANTORS,

Whose mailing address is 232 Kensington Lane, Alabaster, AL 35007;

hereby convey and quitclaim to

**DAVID A. PATTON and MARY JO PATTON**, as co-Trustees of **THE PATTON FAMILY LIVING TRUST**, U/A dated December 21, 2018, the GRANTEE,

Whose mailing address is 232 Kensington Lane, Alabaster, AL 35007;

All of THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

**Lot 1, according to the Map of Sterling Gate, Sector 3, Phase 1, as recorded in Map Book 27, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama.**

COMMONLY known as: 232 Kensington Lane, Alabaster, AL.

TO have and to hold to the said grantee and grantee's assigns forever.


The land described herein (You must make a selection):

  X   is homestead property of the said grantors

       is **NOT** homestead property of the said grantors

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Shelby County, AL 12/28/2018  
State of Alabama  
Deed Tax: \$304.00

  
20181228000450900 1/3 \$326.00  
Shelby Cnty Judge of Probate, AL  
12/28/2018 09:03:17 AM FILED/CERT

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS we have set our hands and seals this 21 day of December 2018.



DAVID A. PATTON



MARY JO MAGNUS PATTON

STATE OF ALABAMA

)

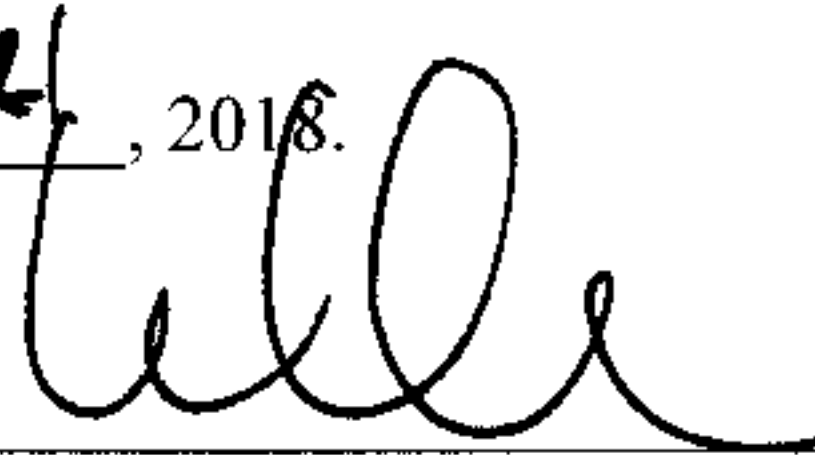
) ss.

COUNTY OF JEFFERSON

)

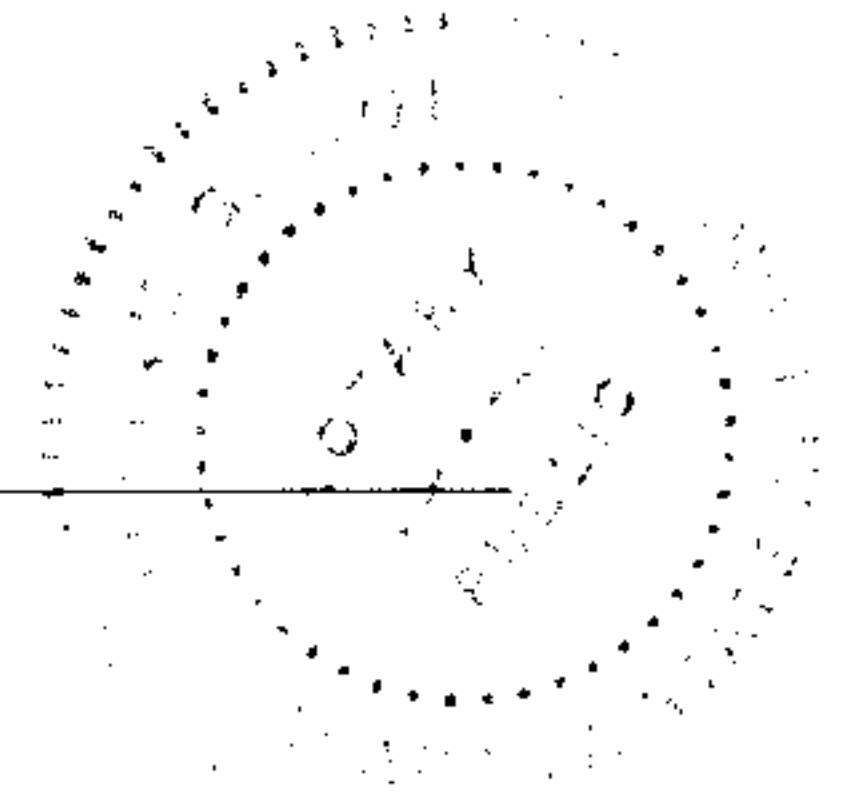
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID A. PATTON and MARY JO MAGNUS PATTON, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the December 21, 2018.



NOTARY PUBLIC

My commission expires: 1/15/21



20181228000450900 2/3 \$326.00  
Shelby Cnty Judge of Probate, AL  
12/28/2018 09:03:17 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 David A. Patton and Mary Jo Magnus Patton  
Mailing Address 232 Kensington Lane  
Alabaster, AL 35007

Grantee's Name David A. Patton and Mary Jo Patton as co-Trustees  
Mailing Address of THE PATTON FAMILY LIVING TRUST DATED 12/21/2018  
232 Kensington Lane  
Alabaster, AL 35007

Property Address 232 Kensington Lane  
Alabaster, AL 35007

Date of Sale 12/21/2018  
Total Purchase Price \$                       
or  
Actual Value \$                       
or  
Assessor's Market Value \$ 303,700

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 Shelby County Tax Portal  
☐ 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 12/21/2018

Print Jennifer S. Taylor

☐ Unattested

Sign Jennifer S Taylor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20181228000450900 3/3 \$326.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1