

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
MICHAEL WAYNE GILHAM and
ARLENA RENA' GILHAM

53403 HIGHWAY 25
VANDIVER, AL 35176

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty-Two Thousand Five Hundred and 00/100 (\$132,500.00) to the undersigned Grantor, GERALDINE PATTERSON, AN UNMARRIED WOMAN, (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto MICHAEL WAYNE GILHAM and ARLENA RENA' GILHAM , (herein referred to as Grantees), for and during their joint lives 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, to-wit:

SEE ATTACHED EXHIBIT "A".

Property address: 53403 HIGHWAY 25, VANDIVER, AL 35176

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$128,525.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

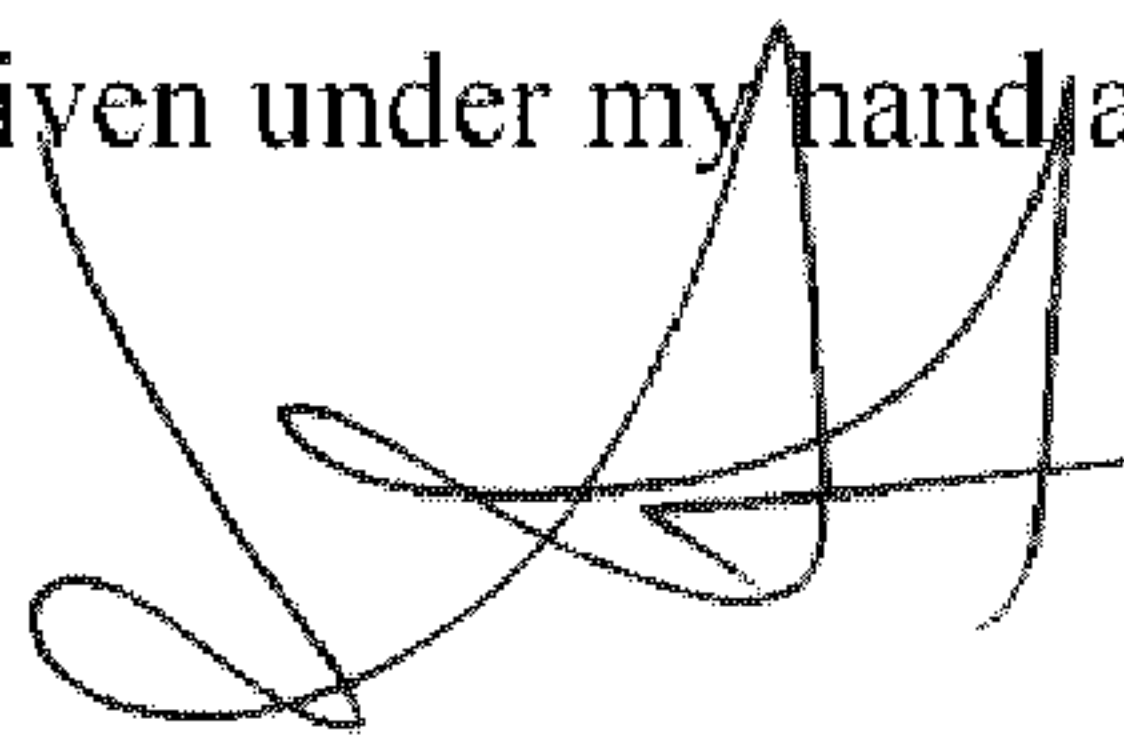
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 27th day of September, 2019.


GERALDINE PATTERSON

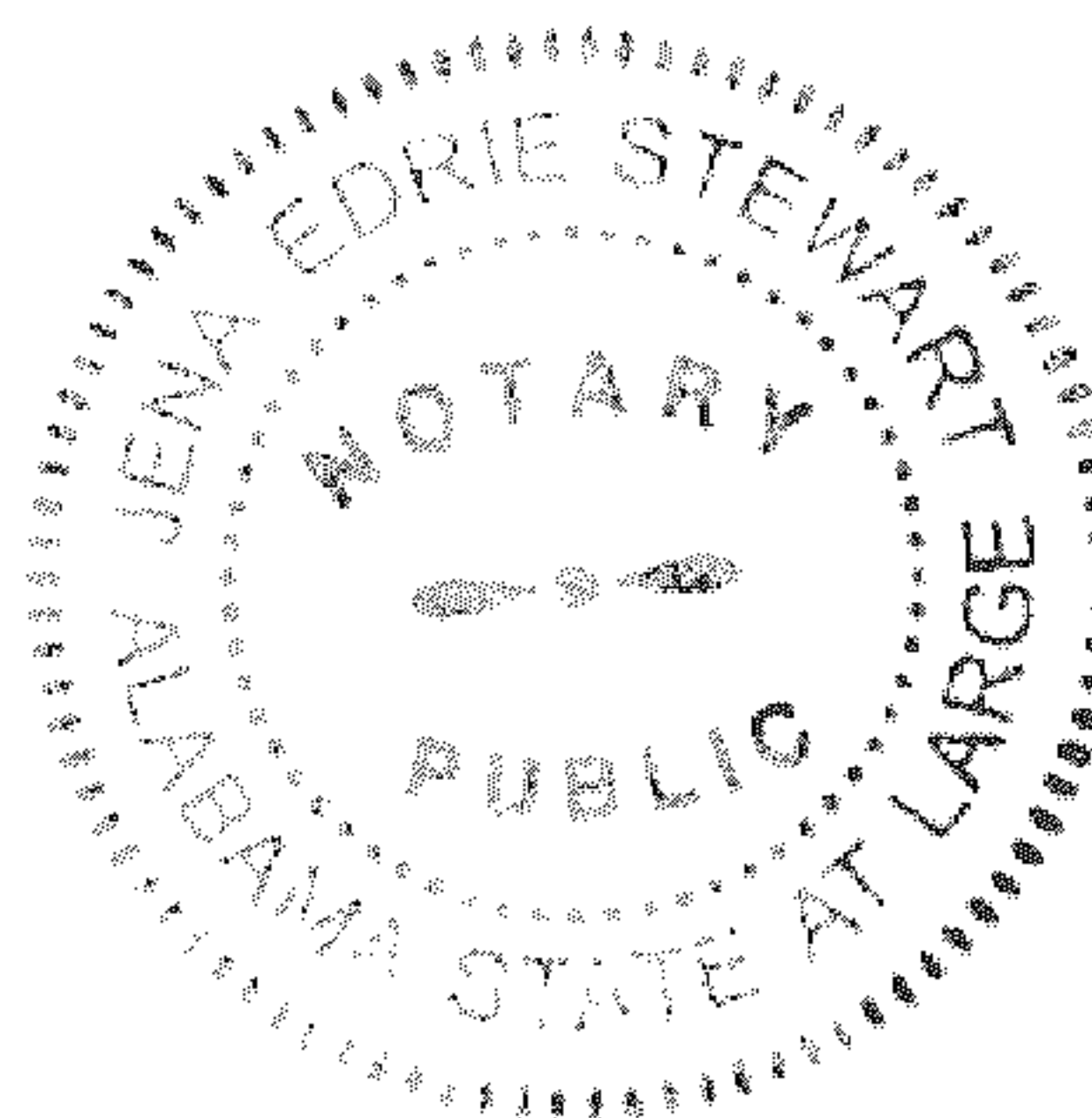
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GERALDINE PATTERSON, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2019.


NOTARY PUBLIC

9/28/22



LEGAL DESCRIPTION

From the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, township 18 South, Range 1 East, thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 367.0' feet to point of beginning, thence turn right an angle of $44^{\circ}03'$ running North Easterly for a distance of 231.95', thence turn left an angle of $12^{\circ}30'$ running Northeasterly for a distance of 130.0' feet more or less to the North line of W.L. Andrews property, thence turn left an angle of $122^{\circ}30'45''$ running Westerly along the North line of W.L. Andrews property for a distance of 232.0 feet more or less to the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section thence turn left an angle of $89^{\circ}02'15''$ running southerly along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 270.0' to point of beginning.

This parcel of property located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 S, Range 1 East, 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: GERALDINE PATTERSON

Grantee's Name: MICHAEL WAYNE GILHAM
and ARLENA RENA' GILHAMMailing Address: 53403 HIGHWAY 25
VANDIVER, AL 35176Mailing Address: 53403 HIGHWAY 25
VANDIVER, AL 35176Property Address: 53403 HIGHWAY 25
VANDIVER, AL 35176

Date of Sales September 27th, 2019

Total Purchase Price: (\$132,500.00)

Actual Value: \$

OR

Assessor's Market Value: \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2019 09:40:41 AM
\$35.00 CHERRY
20191007000367830

Allen S. Byrd

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	☐	Tax Appraisal
☐	Sales Contract	☐	Other Tax Assessment
☒	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: September 27th, 2019

Unattested

(verified by)

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) **circle one**

Michael Wayne Gilham
Michael Wayne Gilham

Ardena Renna' Gilham
Ardena Renna' Gilham