

2025.10
Tax @ 29.60
54.60

This Instrument was Prepared by:
Adam D Pate
Autumn Pate
188 Wild Timber Parkway
Pelham, AL 35124

Send Tax Notice To: Kendra F Thomas
188 Wild Timber Parkway
Pelham, AL 35124

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Adam D. Pate and Autumn Pate, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Kendra F Thomas (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 188 Wild Timber Parkway, Pelham, AL 35124; to wit;

Lot 58, according to the Final Plat of Wild Timber Phase 2, as recorded in Map Book 34, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Purchase money mortgage in the amount of \$320,336.00 closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of January, 2020.

Adam D. Pate

Autumn Pate

State of Alabama

} General Acknowledgment

Shelby County

I, Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Adam D. Pate and Autumn Pate, 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.

Given under my hand and official seal, this the 16th day of January, 2020.

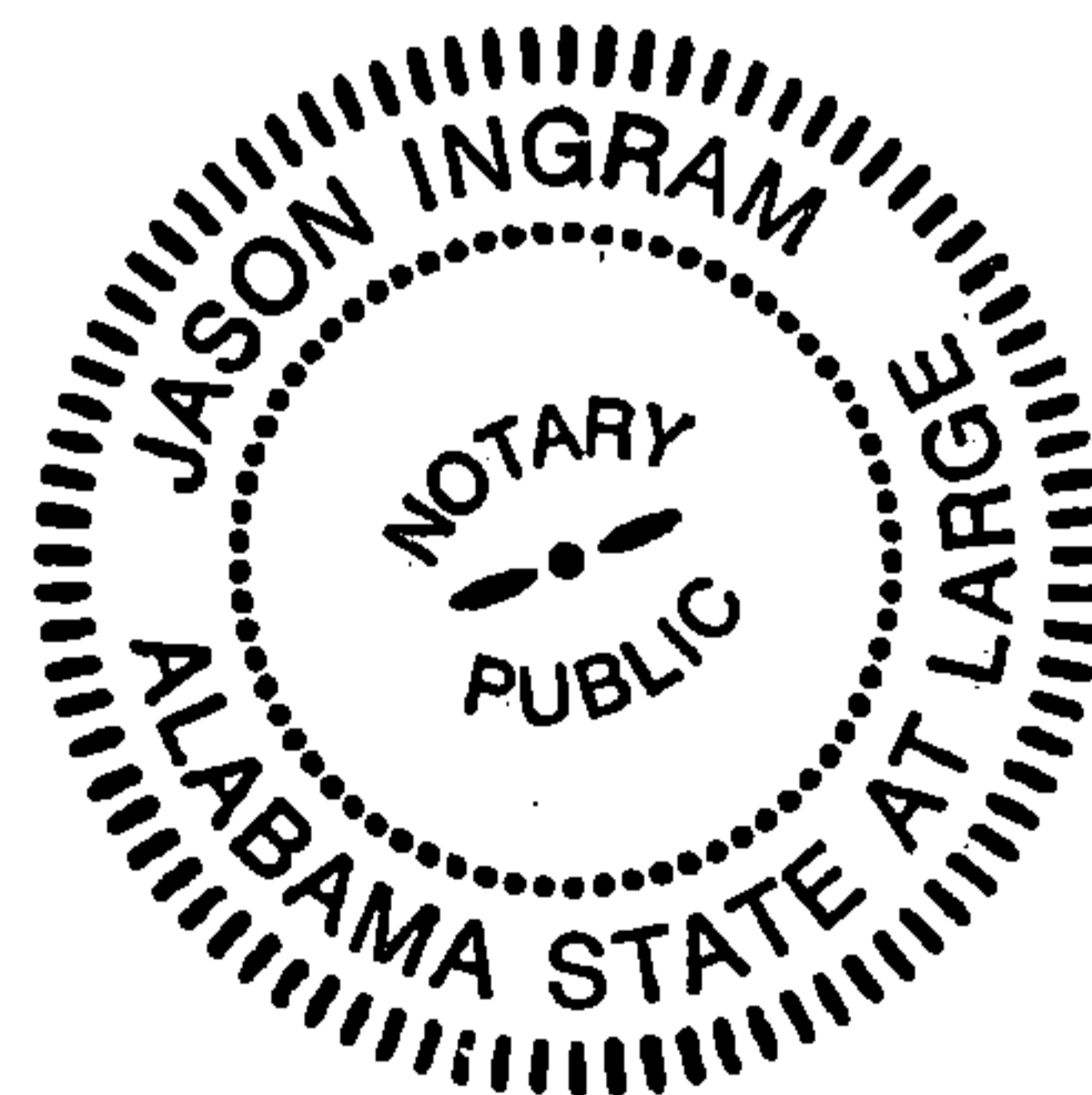
Jason Ingram
Notary Public, State of Alabama

Jason Ingram

Printed Name of Notary

My Commission Expires:

My Commission Expires
June 21, 2023



Shelby County, AL 01/30/2020
State of Alabama
Deed Tax: \$30.00



20200130000039990 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
01/30/2020 12:41:09 PM 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 Adam D. Pate
Autumn Pate
Mailing Address 188 Wild Timber Parkway
Pelham, AL 35124
Property Address 188 Wild Timber Parkway
Pelham, AL 35124

Grantee's Name Kendra F Thomas
Mailing Address 188 Wild Timber Parkway
Pelham, AL 35124
Date of Sale January 16, 2020
Total Purchase Price \$350,000.00
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
 X Sales Contract
 Closing Statement

 Appraisal
 Other

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 01/16/2020

Print Adam D. Pate


Sign



(Grantor/Grantee/Owner/Agent) circle one

 Unattested

(verified by)


20200130000039990 2/2 \$55.00
Shelby Cnty Judge of Probate, AL
01/30/2020 12:41:09 PM FILED/CERT

Form RT-1