

20200324000115920
03/24/2020 11:17:39 AM
DEEDS 1/4

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 TEN and 00/100 (\$10.00) 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".

*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.

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.

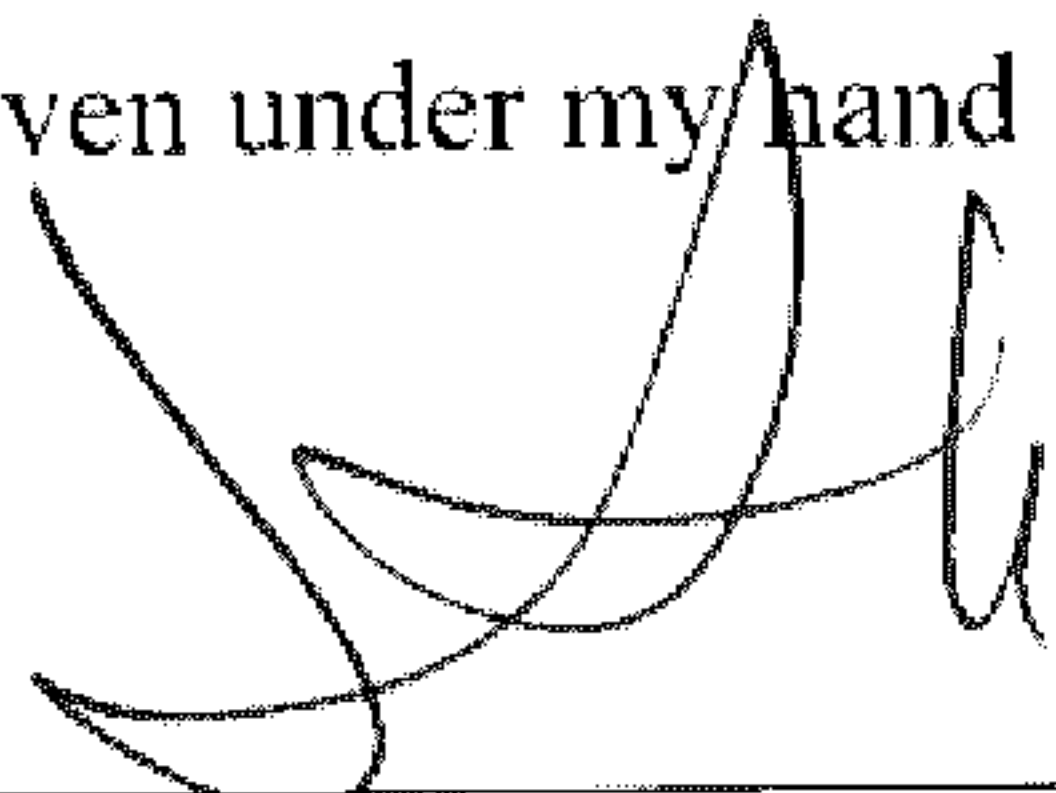
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 27th day of September, 2019.


GERALDINE PATTERSON

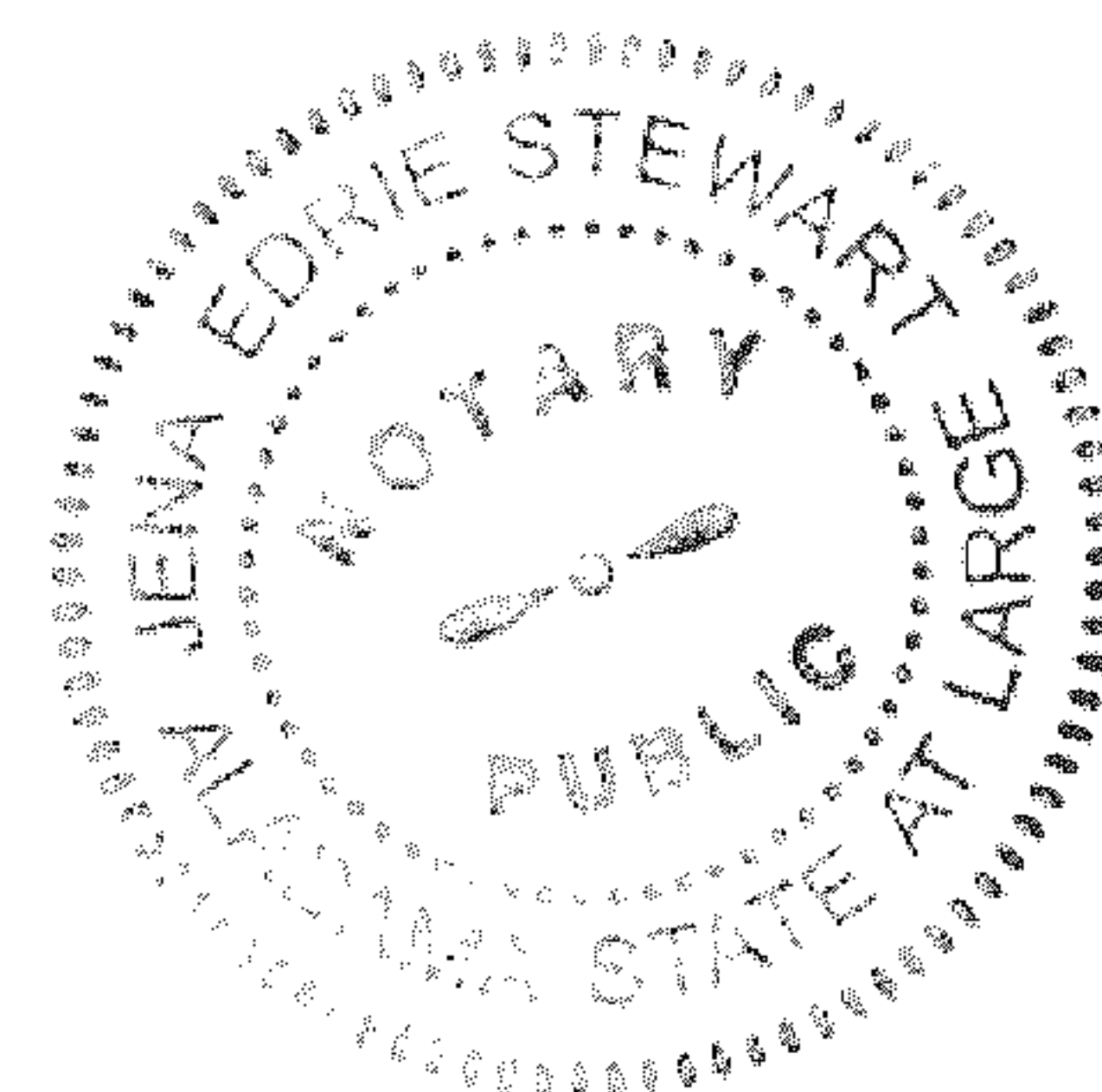
STATE OF ALABAMA
JEFFERSON COUNTY

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



20200324000115920 03/24/2020 11:17:39 AM DEEDS 3/4
Exhibit "A"

A parcel of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From a 1/2" rebar in a 3" open top pipe, being the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East and the Point of Beginning, run thence North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 407.97 feet to a 5/8" capped rebar set (Clinkscales CA-1084-LS); thence turn 90 degrees 18 minutes 06 seconds left and run Westerly for a distance of 402.90 feet to a point; thence turn 91 degrees 06 minutes 42 seconds left and run Southerly for a distance of 403.80 feet to a 1/2" rebar; thence turn 88 degrees 16 minutes 14 seconds left and run Easterly for a distance of 392.94 feet to the Point of Beginning, containing 3.71 acres, more or less, in 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' GILHAM

Mailing Address: 53403 HIGHWAY 25 Mailing Address: 53403 HIGHWAY 25
VANDIVER, AL 35176 VANDIVER, AL 35176
Date of Sales: September 27th, 2019

Total Purchase Price: (\$ 1,000)

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 _____ 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2020 11:17:39 AM
\$32.00 CHERRY
20200324000115920

Alexis Byrd