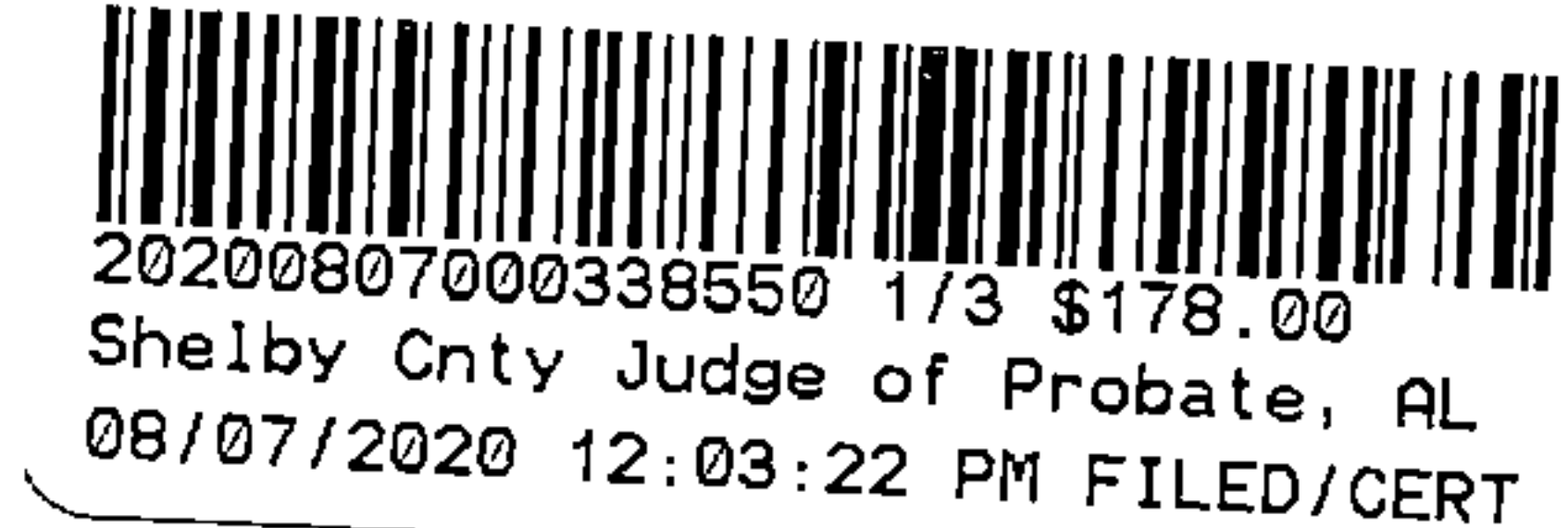


Prepared By:

GARY LANE PATTERSON
1253 ADAMS ST
THORSBY, Alabama 35171

After Recording Return To:

DAVID W GREEN & EULALIE L GREEN
PO BOX 2489
ALABASTER, Alabama 35007



Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

State of Alabama
SHELBY County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED FORTY NINE THOUSAND Dollars (\$249,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

GARY LANE PATTERSON and PATRICIA WALDROP PATTERSON, a married couple, residing at **1253 ADAMS ST, THORSBY, Alabama, 35171**.

The receipt whereof is hereby acknowledged, the undersigned hereby grants, bargains, and sells to **DAVID W GREEN and EULALIE L GREEN**, a married couple, residing at **118 TRUMPINGTON WAY, PELHAM, Alabama, 35124** (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 35, ALL IN TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE RUN WEST ALONG THE NORTH SECTION LINE A DISTANCE OF 165.63 FEET, THENCE TURN LEFT 95 DEGREES 11 MINUTES 58 SECONDS A DISTANCE OF 700.37 FEET TO THE POINT OF BEGINNING; THENCE TURN RIGHT 15 DEGREES 17 MINUTES 55 SECONDS A DISTANCE OF 192.15 FEET; THENCE TURN LEFT 101 DEGREES 01 MINUTES 32 SECONDS A DISTANCE OF 147.69 FEET, THENCE TURN LEFT 87 DEGREES 45 MINUTES 44 SECONDS ALONG SAID LAKE A DISTANCE OF 13.0 FEET; THENCE TURN RIGHT 37 DEGREES 46 MINUTES 31 SECONDS ALONG SAID LAKE A DISTANCE OF 58.91 FEET, THENCE TURN LEFT 33 DEGREES 43 MINUTES 53 SECONDS ALONG SAID LAKE A DISTANCE OF 54.44 FEET, THENCE TURN LEFT 18 DEGREES 03 MINUTES 23 SECONDS ALONG SAID LAKE A DISTANCE OF 36.83 FEET; THENCE TURN LEFT 20 DEGREES 19 MINUTES 33 SECONDS ALONG SAID LAKE A DISTANCE OF 57.92 FEET, THENCE TURN LEFT 62 DEGREES 10 MINUTES 21 SECONDS A DISTANCE OF 117.32 FEET TO THE POINT OF BEGINNING. ALSO A 30 FOOT EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITIES, BETWEEN THE ABOVE DESCRIBED AND THE PUBLIC ROAD; THERE EXISTS A 15 FOOT

EASEMENT ALONG THE WESTERLY SIDE OF THE ABOVE DESCRIBED PROPERTY. LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THAT CERTAIN DATUM PLANE OF 397 FEET ABOVE MEAN SEA LEVEL

\$99,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Gary Lane Patterson Date August 7 2020
Grantor's Signature
GARY LANE PATTERSON
1253 ADAMS ST, THORSBY, Alabama, 35171

Patricia Waldrop Patterson Date August 7 2020
Grantor's Signature
PATRICIA WALDROP PATTERSON
1253 ADAMS ST, THORSBY, Alabama, 35171


20200807000338550 2/3 \$178.00
Shelby Cnty Judge of Probate, AL
08/07/2020 12:03:22 PM FILED/CERT

NOTARY ACKNOWLEDGMENT

State of Alabama)
County of SHELBY)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Gary Lane Patterson + Patricia Waldrop Patterson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7 day of August, 2020
Stacy Broadhead (SEAL)
Notary Public

My Commission Expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name GARY LANE PATTERSON
Mailing Address PATRICIA WALDROP PATTERSON
1253 ADAMS ST
THORSBY AL 35171

Grantee's Name DAVID W GREEN
Mailing Address EULALIE L GREEN
PO BOX 2489
ALABASTER AL 35007

Property Address 1919 ISLAND RD
SHELBY AL 35143

Date of Sale 08/07/2020
Total Purchase Price \$ 249,000.00

Shelby County, AL 08/07/2020
State of Alabama
Deed Tax: \$150.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20200807000338550 3/3 \$178.00
Shelby Cnty Judge of Probate, AL
08/07/2020 12:03:22 PM FILED/CERT

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 08/07/2020

Print GARY LANE PATTERSON

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one