

This Instrument was Prepared by:
James E. Patrick
PO Box 86
Wilton, AL 35187

Send Tax Notice To: Jerald Glenn Kirkland
639 Depot St
Montevallo, AL 35115

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

Shelby County

That in consideration of the sum of Ten Dollars and No Cents (\$10.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, James E. Patrick and Olivia E. Patrick, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jerald Glenn Kirkland (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 5, Block 3, as shown in the Map of Land of G.A. Nabors, Section 8, Township 24 North, Range 12 East, which said map is recorded in Map Book 3, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama and being the same property as described in volume 356, page 972 and volume 002, page 556, aforesaid records; said documents may have contained typographical errors.

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

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 7th day of August, 2020.

James E. Patrick
James E. Patrick

Olivia E. Patrick
Olivia E. Patrick

State of Alabama

) General Acknowledgment

Shelby County

I, Julie Crosier, a Notary Public in and for the said County, in said State, hereby certify that James E. Patrick and Olivia E. Patrick, 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.

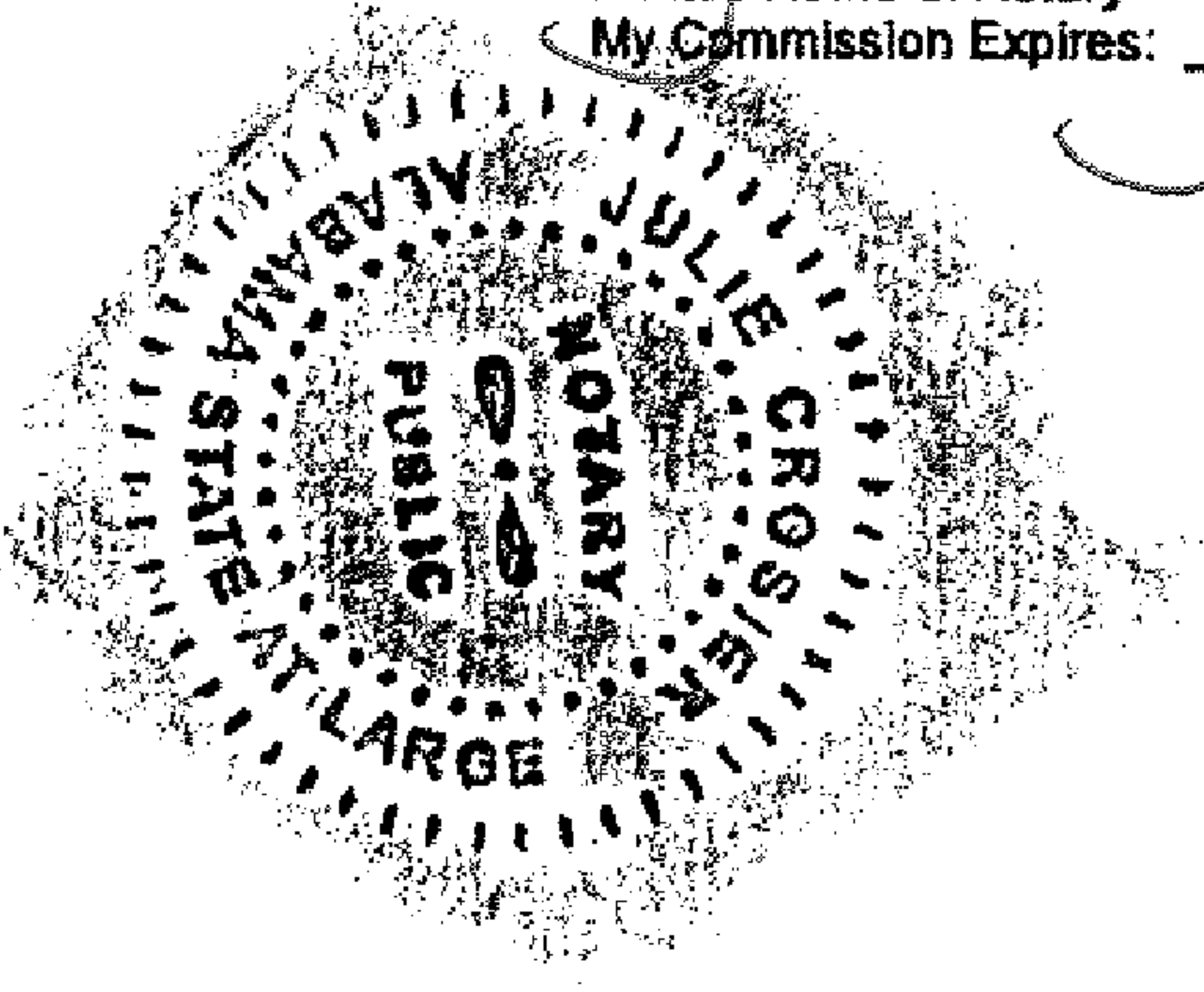
Given under my hand and official seal, this the 7th day of August, 2020.

Julie Crosier
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires:

JAN 18 2022



Real Estate Sales Validation Form

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

Grantor's Name	James E. Patrick Olivia E. Patrick	Grantee's Name	Jerald Glenn Kirkland
Mailing Address		Mailing Address	639 Depot Street Montevallo, AL 35115
Property Address	639 Depot Street Montevallo, AL 35115	Date of Sale	August 07, 2020
		Total Purchase Price	
		or	
		Actual Value	\$4,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

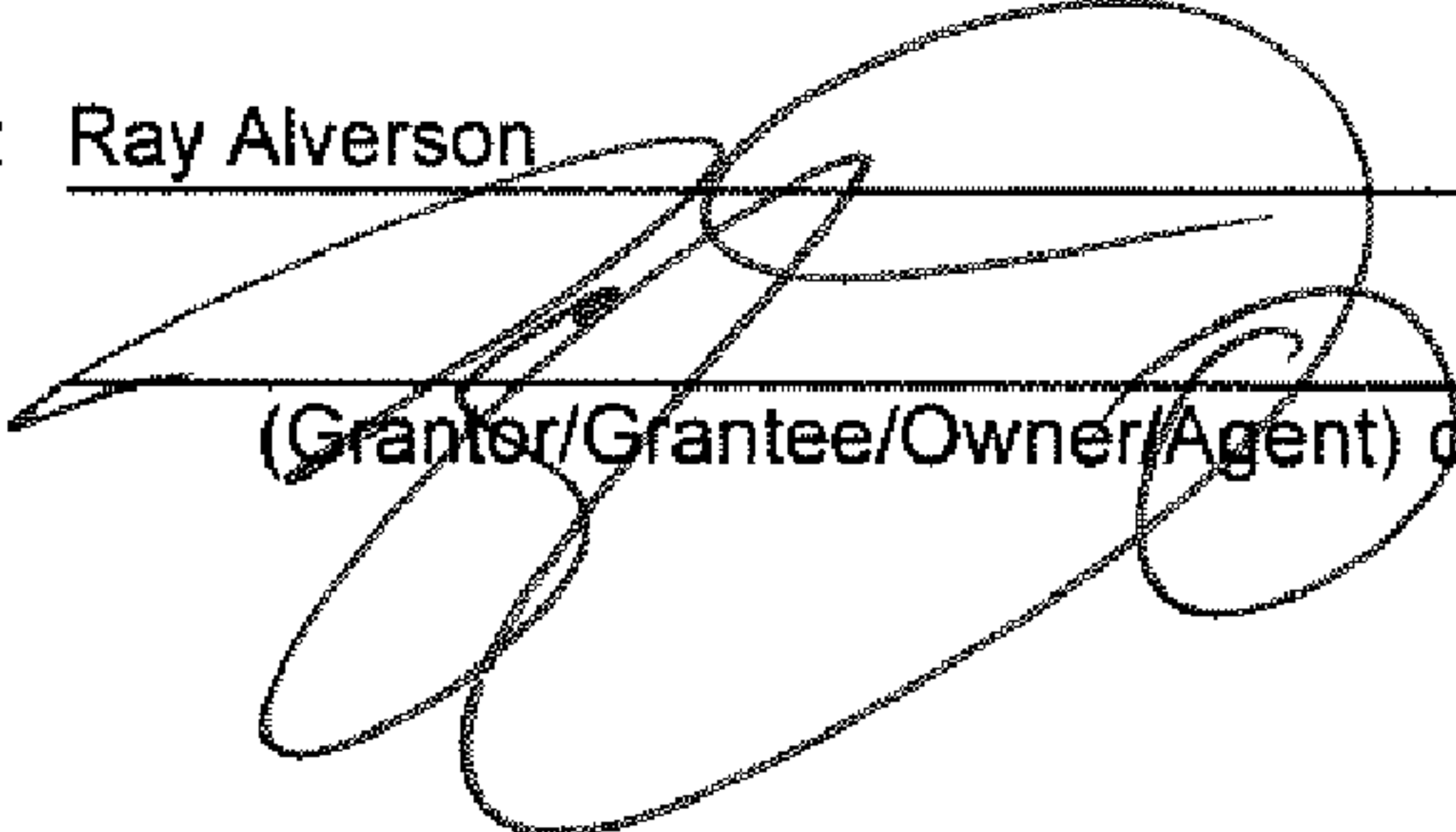
Date of Sale - the date on which interest to the property was conveyed.

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 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	08/07/2020	Print	Ray Alverson
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2020 09:59:16 AM
\$26.00 JESSICA
20200821000363800

Alvin S. Byrd