

STATE OF ALABAMA) **WARRANTY DEED**
TALLADEGA COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, Trecia Patterson, a single woman by her Attorney-in-Fact Patricia Pardue and Donald Patterson, a married man and Patricia Pardue, a married woman herein referred to as Grantors, in hand paid by Trecia Patterson, a single woman and Patricia Pardue a married woman referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this the 19th day of January, 2021.



20210121000033800 1/6 \$53.00
Shelby Cnty Judge of Probate, AL
01/21/2021 12:29:56 PM FILED/CERT

Trecia Patterson

Trecia Patterson by her
Attorney-in-Fact Patricia Pardue

Donald Patterson

Donald Patterson



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Patricia Pardue

Patricia Pardue

Patricia Pardue

Patricia Pardue as Attorney-in-Fact for
Trecia Patterson

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Trecia Patterson, a single woman by her Attorney-in-Fact, Patricia Pardue, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of January,
2021.

Jackie McBilberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Patricia Pardue, a married woman whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of January,
2021.

Jackie McBilberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Donald Patterson, a married man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of January,
2021.

Jackie McBilberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

**STATE OF ALABAMA,
TALLADEGA COUNTY.**

I, the undersigned authority, in and for said County, in said State, hereby certify that, Patricia Pardue, as Attorney-in-Fact for Trecia Patterson, a single woman whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of January, 2021.

Jackie McElberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044



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Exhibit "A"
Legal Description (cont)

STATE OF ALABAMA
TALLADEGA COUNTY

2.12 acre tract: Commence at 1/2" rebar in place being the Northeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 01° 29' 20" East along the East boundary of said quarter-quarter section for a distance of 105.84 feet; thence proceed South 01° 26' 36" East for a distance of 150.14 feet to a 1/2" rebar in place; thence proceed South 01° 19' 46" East along the East boundary of said quarter-quarter section for a distance of 398.75 feet said point being the point of beginning. From this beginning point continue South 01° 19' 46" East along the East boundary of said quarter-quarter section for a distance of 650.0 feet to a point on the Easterly right-of-way of Sun Valley Road; thence proceed North 30° 10' 39" West along the Easterly right-of-way of said road for a distance of 587.70 feet; thence proceed North 63° 10' 26" East for a distance of 314.16 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and contains 2.12 acres.

According to my survey this the 11th day of December, 2020.

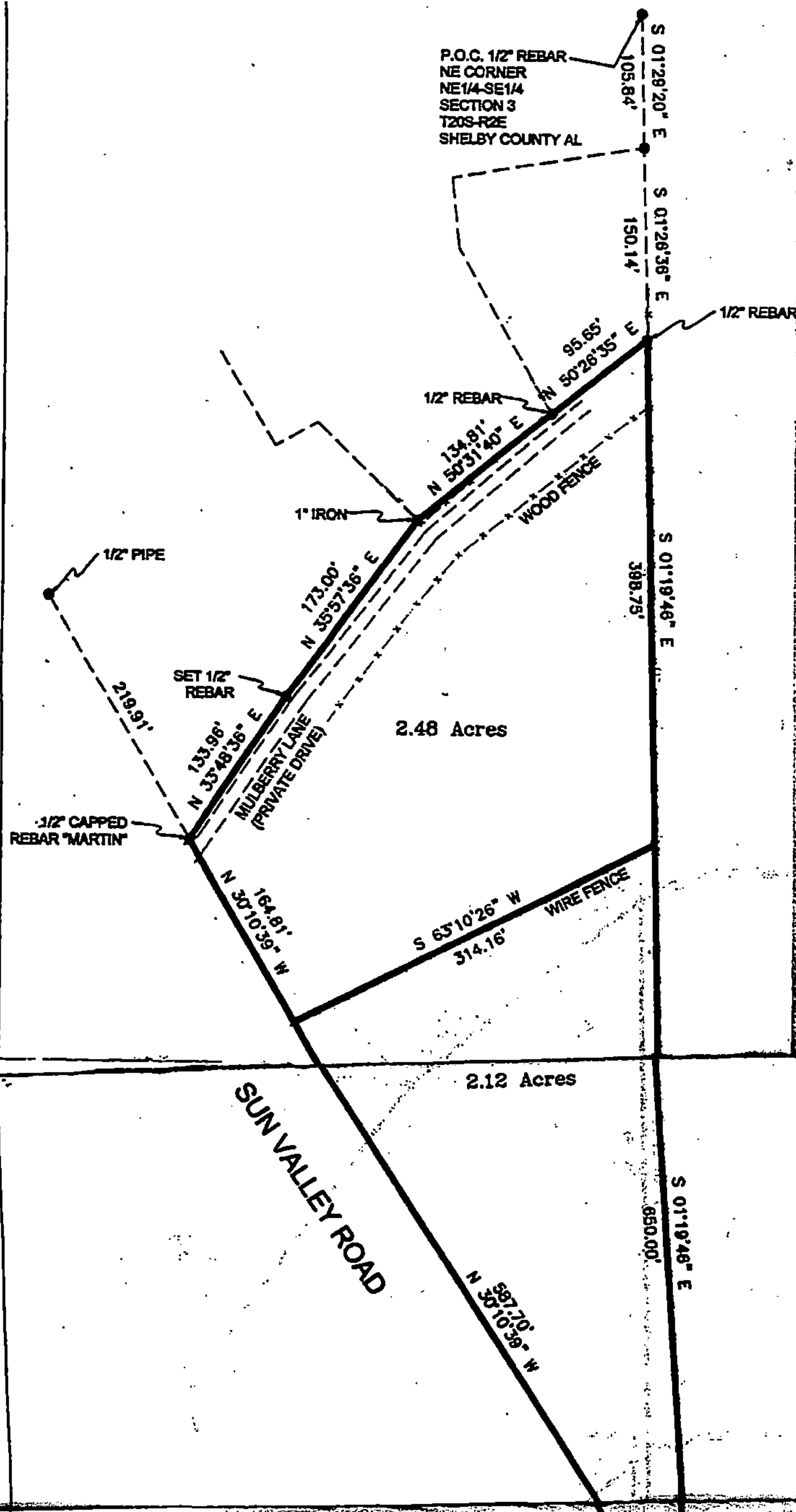

Christopher M. Ray, Ala. Reg. No. 26017

Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



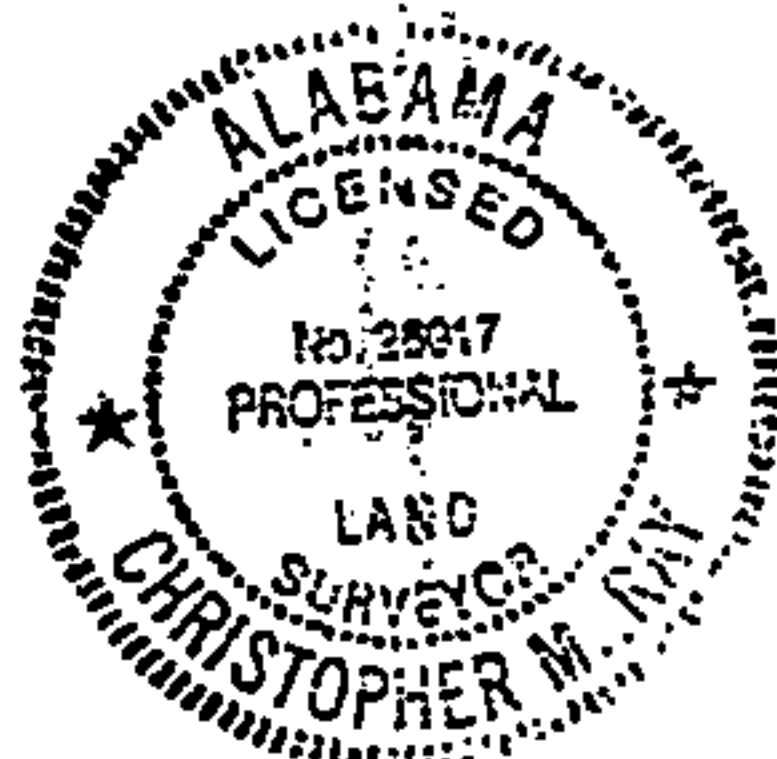
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Exhibit "A" Legal Description (cont)



LEGEND:

- (M) = MEASURED
 - (R) = RECORDED (MAP, DEED, PLAT, ETC.)
 - (M & R) = MEASURED & RECORDED
 - (PS) = PREVIOUS SURVEY
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - CA = CERTIFICATE OF AUTHORIZATION
 - (0114 - LAND SURVEYING)
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - △ = POWER POLE / OVERHEAD UTILITY
 - x-x-x-x = FENCE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
- Copyright Ray & Gilliland P.C. 2020



RAY & GILLILAND, P.C.	
122 NORTH CALHOUN AVENUE P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202
DRAWN BY: CMR	FILE:
DATE:	SCALE: 1" =

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Real Estate Sales Validation Form

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

Grantor's Name Donald M. Patterson
Mailing Address 3115 Sun Valley Rd
Harpersville
Al. 35078

Grantee's Name Tricia Patterson
Mailing Address Patricia Pardue
3115 Sun Valley Rd
Harpersville, Al. 35078

Property Address 17-2-03-0-000-019.000
(split)

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value 1/2 of the full / 2/3 = 14992
\$ 22,490.00
(1/2 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 Tax office

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 1/21/21

Print Donald M. Patterson

☒ Unattested

(verified by)

Sign Donald M. Patterson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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