

PREPARED BY:
Trussell, Funderburg, Rea
Bell and Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:

Katie Mims

Joel Mims

365 Goodwin Circle
Vincent, AL 35778

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Seven Thousand and 00/100 Dollars (\$157,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Chancey Marie Patterson, an unmarried woman**, (herein referred to as Grantor), grant, bargain, sell and convey unto **Katie Mims and spouse, Joel Mims**, (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:

Lot 19, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

NOTE: A 2007 HAMPTON 32X64, MANUFACTURED HOME, COMPRISED OF 2 SECTIONS AND BEARING SERIAL NUMBERS ALFRH22713427A and ALFRH22713427B IS PERMANENTLY AFFIXED TO THE REAL PROPERTY HEREINABOVE AND IS CONSIDERED A PART THEREOF.

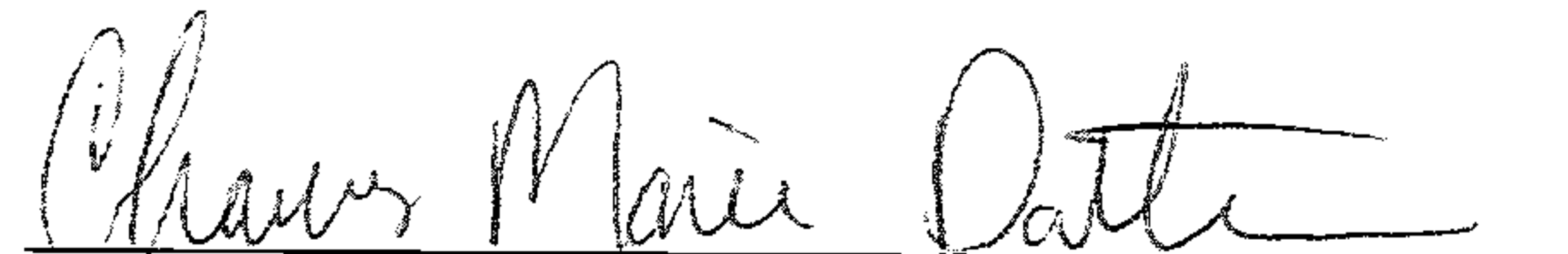
SUBJECT TO:

1. Taxes due and payable October 1, 2021, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Easements, conditions, setback lines and matters of survey according to the recorded plat of said subdivision as recorded in Map Book 26, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama
5. Restrictions recorded in Instrument # 2000-11199, in the Office of the Judge of Probate of Shelby County, Alabama.

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 in fee simple, and to the heirs and assign of such survivor forever, together with every contingent remainder and right of reversion. And I do for myself and for my heirs, executors, and administrators

covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 28th day of July, 2021.

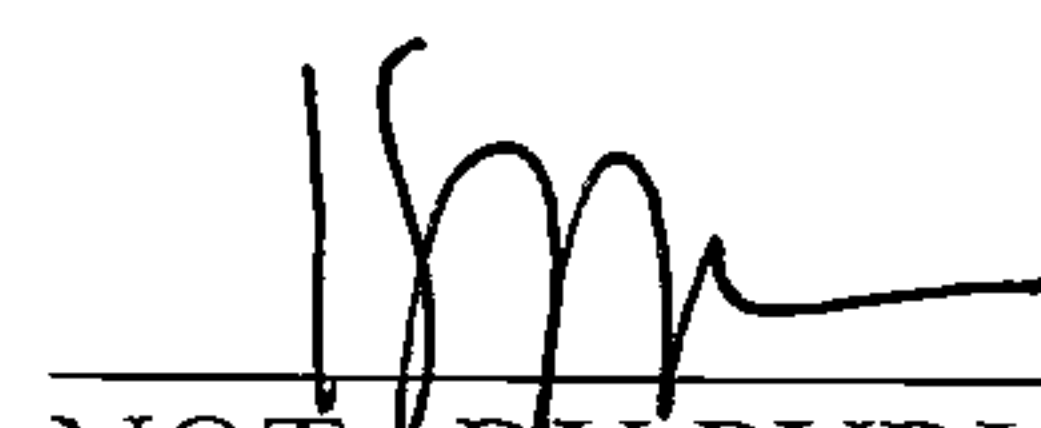

Chancey Marie Patterson
GRANTOR

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Chancey Marie Patterson**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28th day of July, 2021.


NOTARY PUBLIC
My Commission Expires: 10/22/2022

File #: 21-471C

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State at Large
My Commission Expires
October 22, 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 Chancey Marie Patterson Grantee's Name Katie Mims
Joel Mims

Mailing Address 376 Goodwin Circle Mailing Address 365 Goodwin Circle
Vincent AL 35178 Vincent AL 35178

Property Address 365 Goodwin Circle Date of Sale 7/28/2021
Vincent, AL 35178 Total Purchase Price \$ 157,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☒ 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.

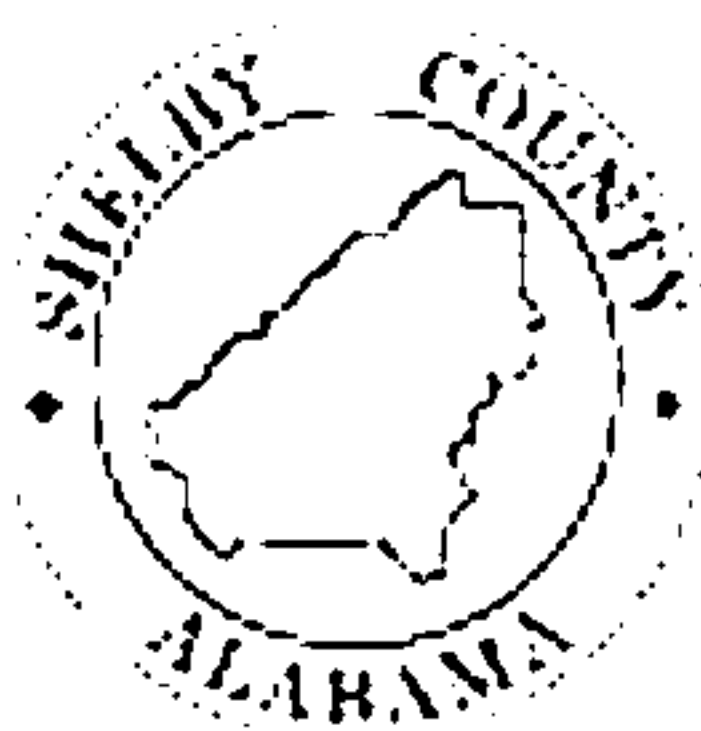
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/28/2021Print Kelly Furgerson

 Unattested
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/03/2021 11:28:24 AM
 \$31.00 JOANN
 20210803000374620
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Form RT-1*Allie S. Bayl*