

This Instrument Was Prepared by:
Jennifer T. Crabtree
Rosen Harwood, P.A.
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, Alabama 35401



20211117000553320 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
11/17/2021 11:26:13 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Equity Trust Company Custodian FBO Jessica M. Dietrich IRA**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **Austin G. Patterson**, (hereinafter referred to as Grantee), together with every contingent remainder and right of reversion, his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 77 according to the amended plat of final record plat of Narrows Reach, as recorded in Map Book 27, Pages 11A and 11B in the Probate Office of Shelby County, Alabama, being Situated in Shelby County, Alabama, reference to the said map or plat being hereby made in aid of and as a part of this description.

Together with the nonexclusive easement to use the common areas as more particularly described in the Narrows Residential Declaration of Covenants, conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "declaration").

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, successors, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 11/17/2021
State of Alabama
Deed Tax: \$3.00

IN WITNESS WHEREOF, said Equity Trust Company Custodian FBO Jessica M. Dietrich IRA has hereunder set its hand and seal by Hope Gonzales, its CORPORATE ALTERNATE SIGNER, duly authorized on this the 01st day of November, 2021.

Equity Trust Company Custodian FBO
Jessica M. Dietrich IRA

By: 
Hope Gonzales
Corporate Alternate Signer


Its:

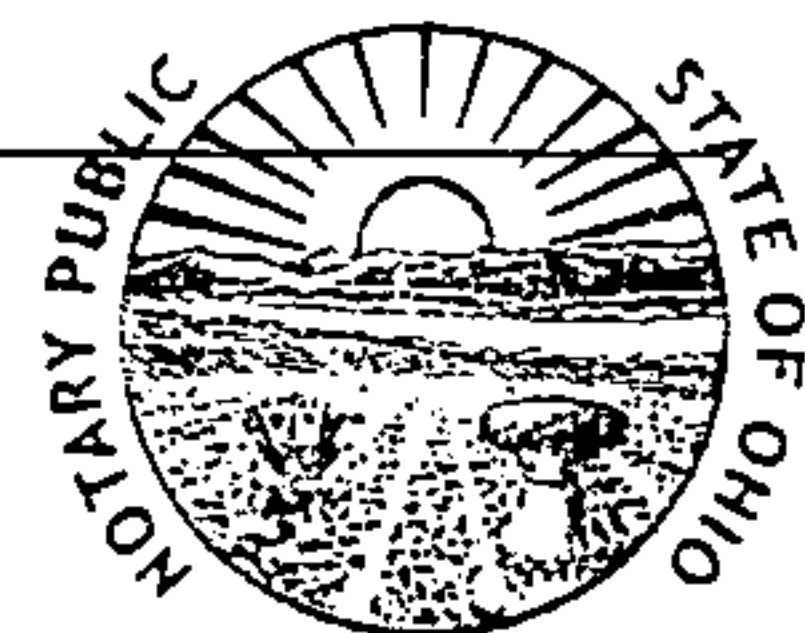
STATE OF OHIO)

COUNTY OF CUYAHOGA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that HOPE GONZALES whose name as Corporate Alternate Signer of Equity Trust Company Custodian FBO Jessica M. Dietrich IRA, 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 Instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1 day of November, 2021.


NOTARY PUBLIC
My Commission Expires:



JASON NICHOLSON
Notary Public
State of Ohio
My Comm. Expires
May 19, 2025



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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 Equity Trust Company Custodian FBO
Mailing Address Jessica M. Dietrich IRA
P.O. Box 451340
Westlake, OH 44145

Grantee's Name Austin G. Patterson
Mailing Address 297 Narrows Reach
Birmingham, AL 35242

Property Address 297 Narrows Reach
Birmingham, AL 35242

Date of Sale Nov. 5, 2021
Total Purchase Price \$ 162,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print Jennifer Crabtree

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1