



20220311000102110 1/3 \$260.50  
 Shelby Cnty Judge of Probate, AL  
 03/11/2022 01:00:46 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To: John D. Kemp and Sameta B. Kemp 2009 Lake Heather Drive Birmingham, AL 35242
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STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Million One Hundred Thirty Seven Thousand Five Hundred and No/100 Dollars (\$1,137,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James Ralph Patterson and Martha Jean Patterson as Trustees of The Patterson Family Living Trust created on the 23<sup>rd</sup> day of July, 2005, and any amendments thereto** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **John D. Kemp and Sameta B. Kemp** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:**

**Lot 43, according to the Survey of Lake Heather Estates, Givianpour's Addition to Inverness, as recorded in Map Book 16, Page 121 A, B & C, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$906,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor, forever.

Shelby County, AL 03/11/2022  
 State of Alabama  
 Deed Tax: \$231.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs 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; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 4th day of March, 2022.

The Patterson Family Living Trust created on the 23<sup>rd</sup> day of July, 2005, and any amendments thereto

By: James Ralph Patterson  
James Ralph Patterson, Trustee

By: Martha Jean Patterson  
Martha Jean Patterson, Trustee

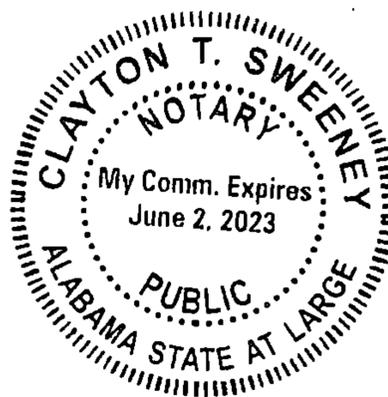
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Clayton T. Sweeney, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Ralph Patterson and Martha Jean Patterson, whose names as Trustees, of The Patterson Family Living Trust created on the 23<sup>rd</sup> day of July, 2005, and any amendments thereto, 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 Instrument, they as such Trustees and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of March, 2022.

Clayton T. Sweeney  
NOTARY PUBLIC  
My Commission Expires: 06-02-2023

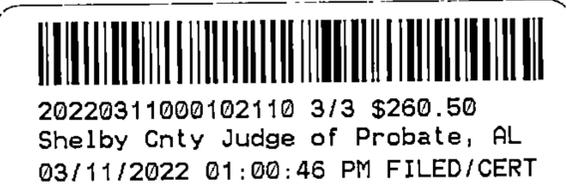


(must affix seal)

**Real Estate Sales Validation Form**

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

Grantor's Name	The Patterson Family Living Trust	Grantee's Name	John D. Kemp and Sameta B. Kemp
Mailing Address	3717 Villa Drive Irondale, AL 35210	Mailing Address	2009 Lake Heather Drive Hoover, AL 35242
Property Address	2009 Lake Heather Drive Hoover, AL 35242	Date of Sale	<u>March 4, 2022</u>
		Total Purchase Price	\$ <u>1,137,500.00</u>
		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/ Assessor's Appraised Value
- Other – property tax redemption

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 \_\_\_\_\_

The Patterson Family Living Trust  
Print James Ralph Patterson and Martha Jean Patterson, Trustees

\_\_\_\_\_  
Unattested  
\_\_\_\_\_  
(verified by)

Sign *James Ralph Patterson*  
(Grantor/Grantee/Owner/Agent) circle one