

Send Tax Notice To:

Stuart K. Patterson

Imelda P. Patterson

327 Wixford Trace

Alabaster, AL 35007

Prepared by:
 Cassy L. Dailey
 3156 Pelham Parkway, Suite 2
 Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
 County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Benjamin S. Wyrosdick and Sara N. Wyrosdick, a married couple, and Terry Foote and Bill Franklin Foote, a married couple, whose mailing address is:

327 Wixford Trace, Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stuart K. Patterson and Imelda P. Patterson, whose mailing address is:

918 Roywood Rd., Irondale, AL 35210

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 327 Wixford Trace, Alabaster, AL 35007 to-wit:

Lot 327, according to the Map and Survey of Weatherly Wixford Moor, Sector 24, recorded in Map Book 20, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

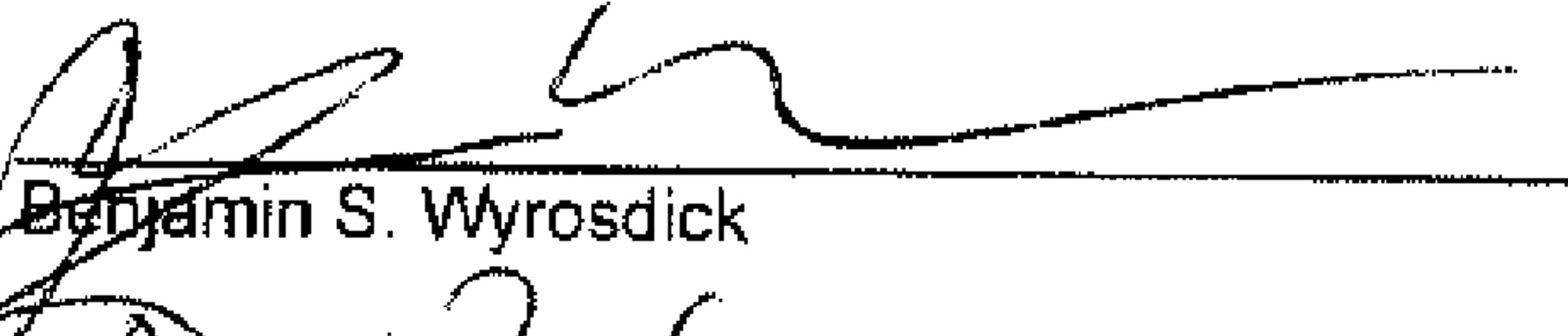
Subject to: All easements, restrictions and rights of way of record.

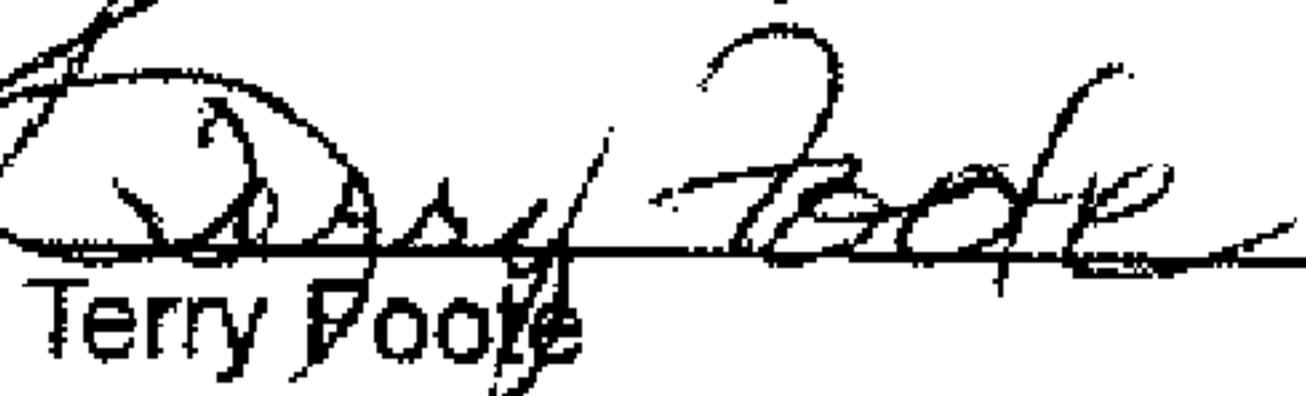
\$332,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

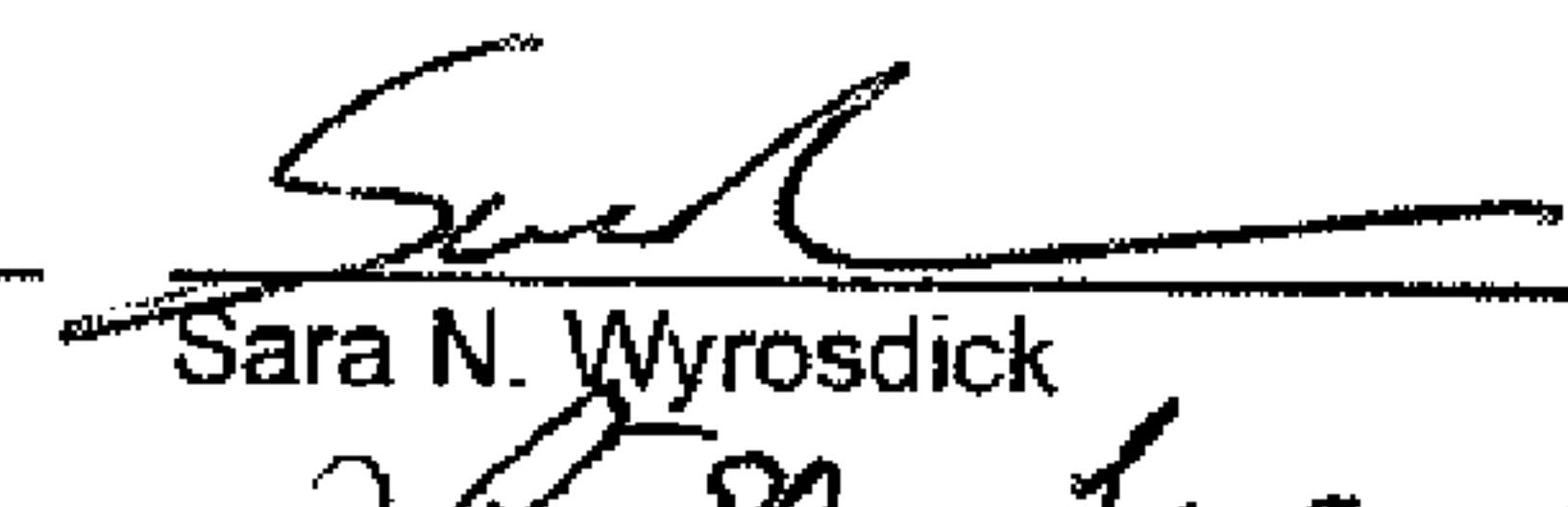
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the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

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 16 day of May, 2022.


Benjamin S. Wyrosdick


Terry Foote

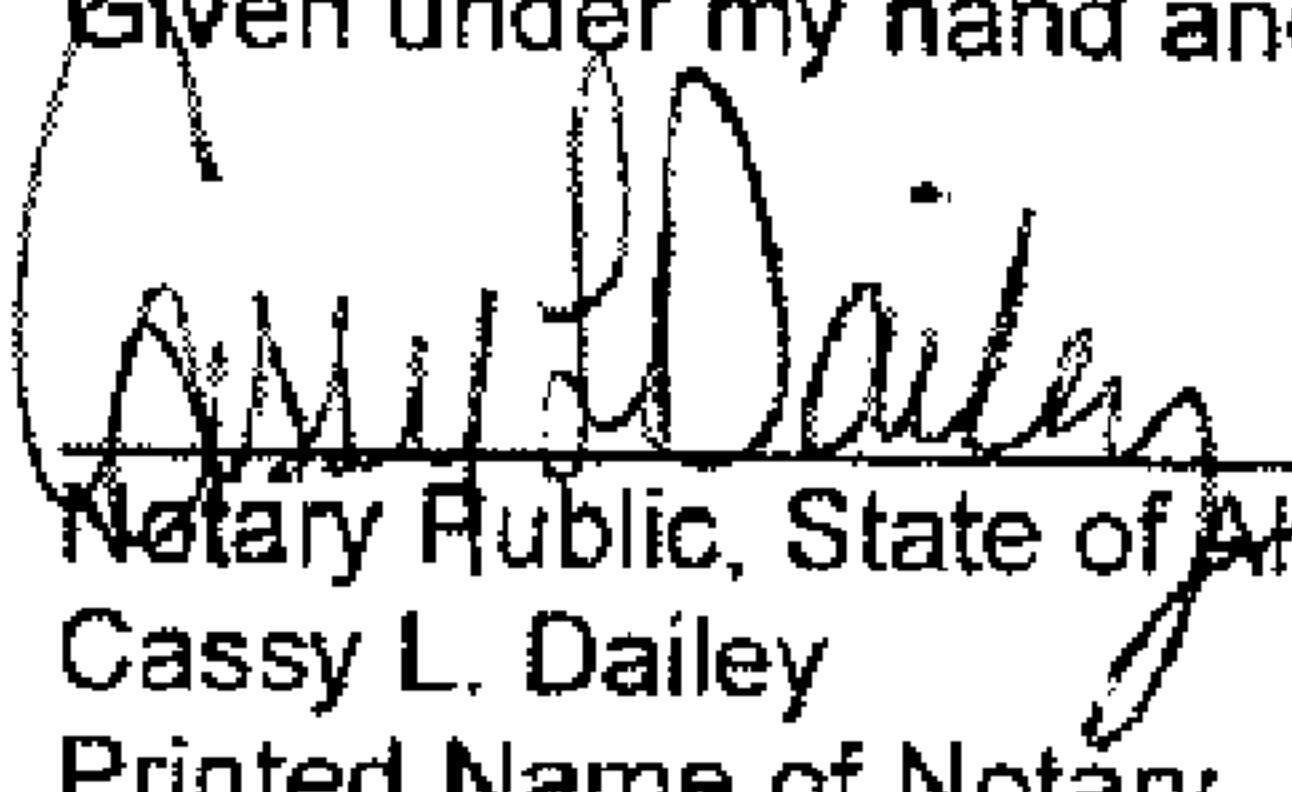

Sara N. Wyrosdick


Bill Franklin Foote

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin S. Wyrosdick, Sara N. Wyrosdick, Terry Foote, and Bill Franklin Foote, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 2022.

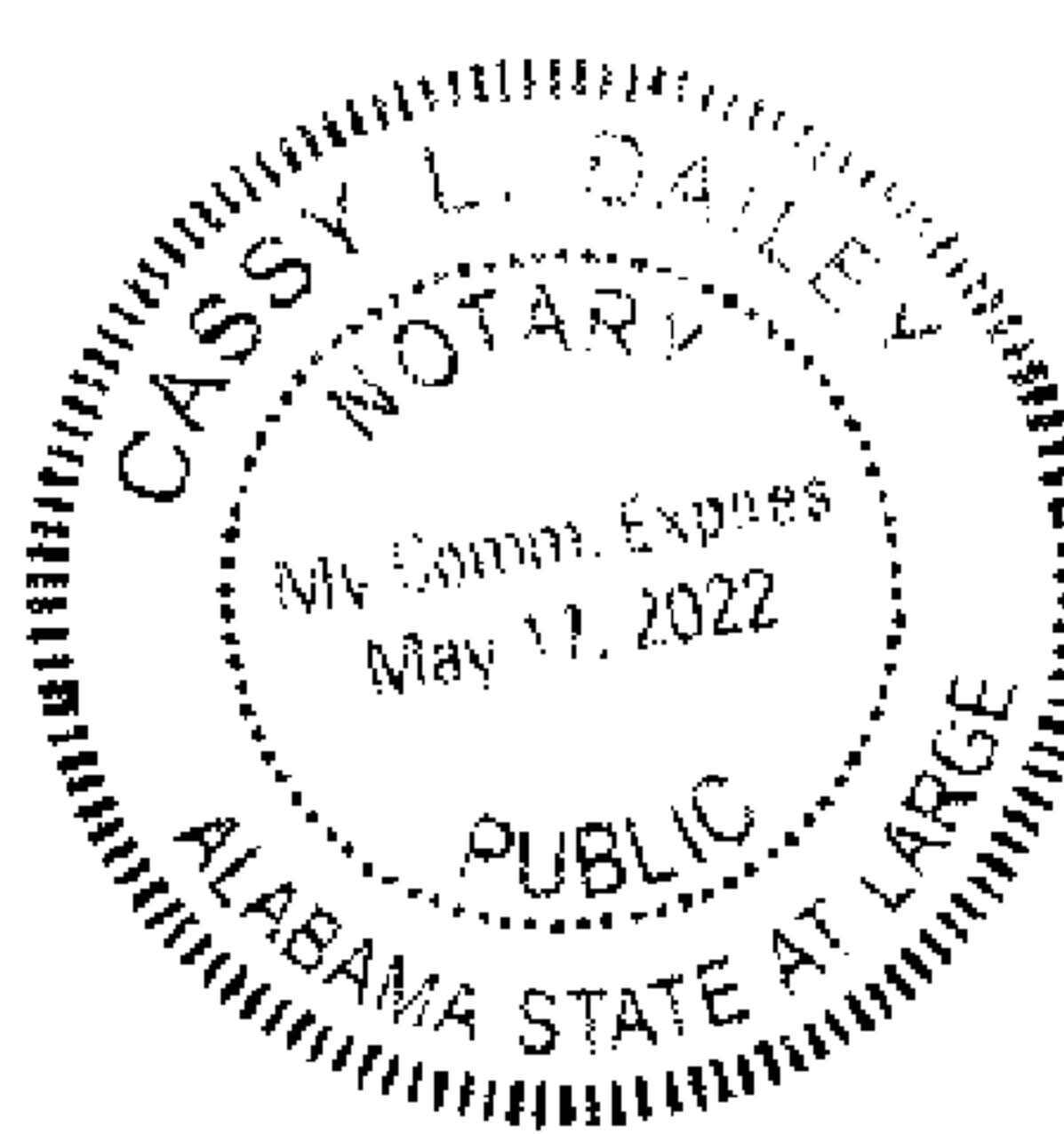

Cassy L. Dailey

Notary Public, State of Alabama

Cassy L. Dailey

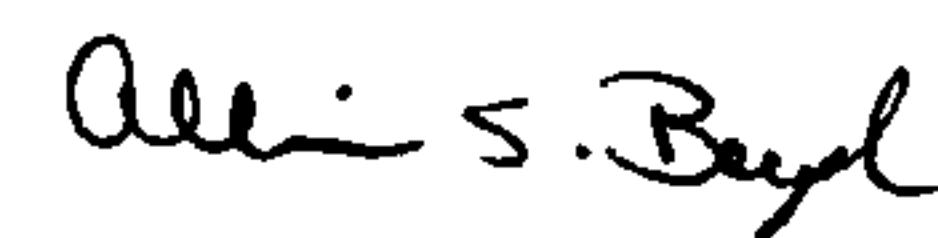
Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 02:59:21 PM
\$42.50 CHARITY
20220517000201210




Allen S. Boyd