



20220518000202920 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/18/2022 10:51:56 AM FILED/CERT

PREPARED BY:

John P. McKleroy, Jr., Esq.
McKleroy Law Firm, LLC
2019 Third Avenue North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Joel Pate
805 Mountainview Drive
Wilsonville, AL 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the execution of a Two Hundred Fifty Thousand and No/100ths Dollars (\$250,000.00) Promissory Note by Joel Pate and wife, Samantha Jo Pate, to the undersigned Grantors, F. Wayne Pate and wife, Elizabeth Pate, in hand paid by Grantees, Joel Pate and wife, Samantha Jo Pate, the receipt of said Promissory Note being hereby acknowledged, Grantors, do grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located partly in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and partly in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 13, Township 21 South, Range 1 East, of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Section 13, Township 21 South, Range 1 East; thence South along the East line of said Section 2794.2 feet to an Alabama Power Company monument marked 2794.2, said point being on the North bank of Lay Lake, Coosa River; thence 96 degrees 33 minutes right Northwesterly along said bank 200.0 feet; thence 22 degrees 52 minutes left Southwesterly along said bank 100.0 feet to the point of beginning of tract of land herein described; thence continue along last mentioned course 150 feet; thence 96 degrees 22 minutes right Northwesterly 146.47 feet; thence 60 degrees 15 minutes right Northeasterly 171.25 feet; thence 119 degrees 45 minutes right Southeasterly 215.20 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to all easements, encumbrances, restrictions, mineral rights and rights of way of record.

The above-described real estate does not constitute the homestead of the Grantors.



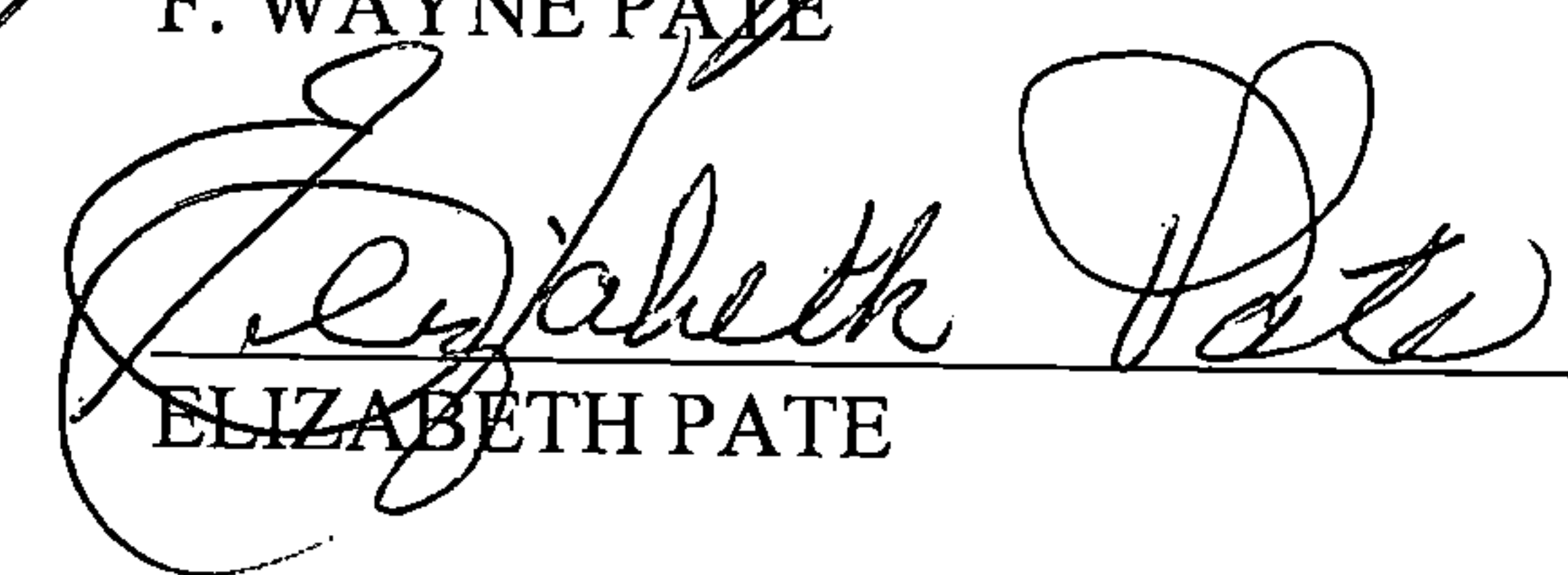
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\$250,000 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To have and to hold the said above-described property unto the said Grantees, their heirs, personal representatives, successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 17 day of May, 2022.

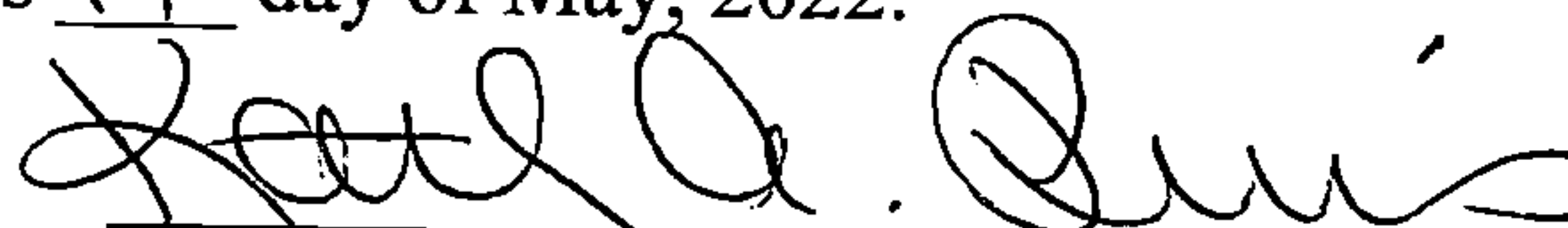

F. WAYNE PATE (SEAL)

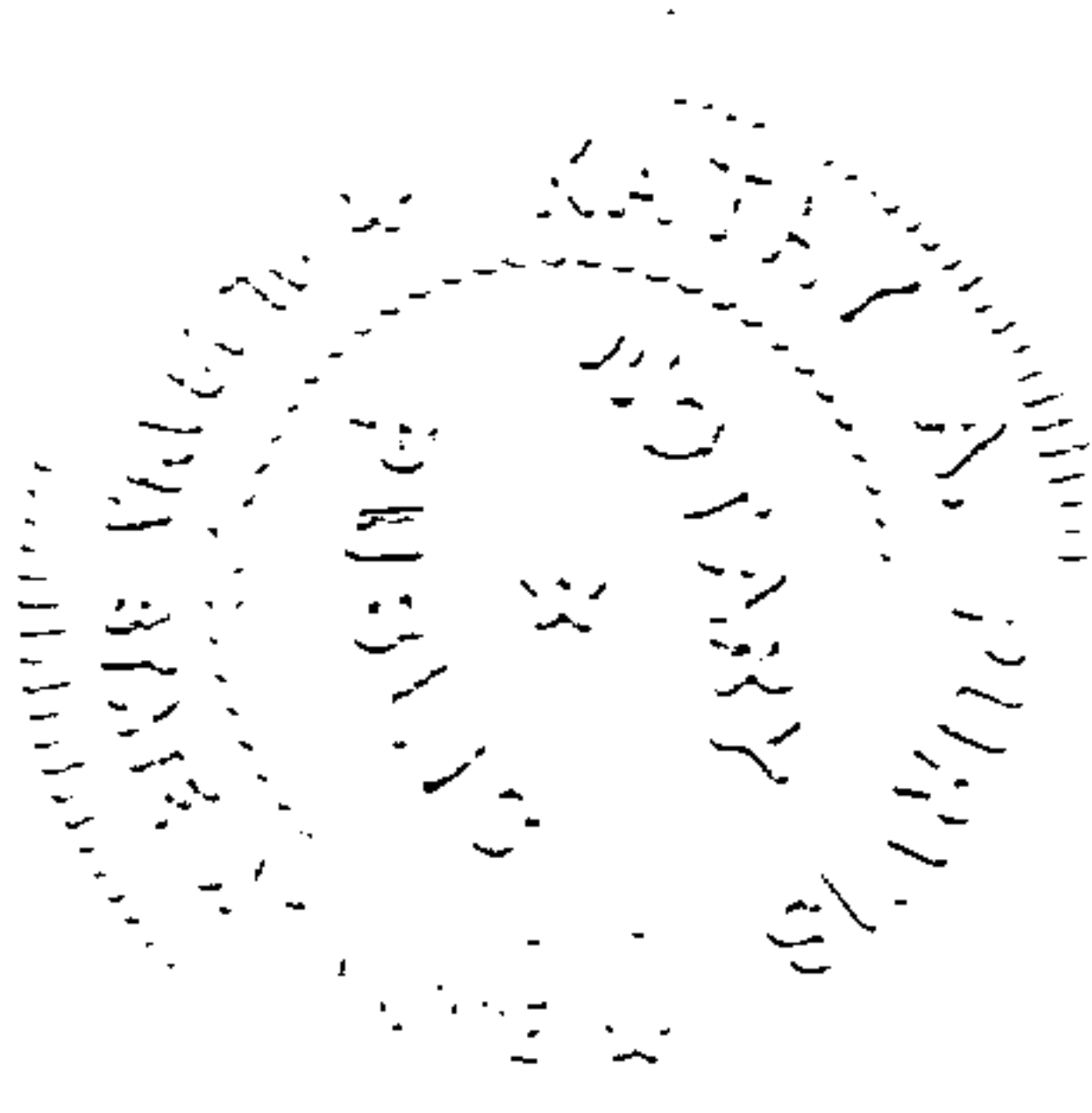

ELIZABETH PATE (SEAL)

STATE OF ALABAMA]
JEFFERSON COUNTY]

I, KATHY A. BURVIS, a Notary Public in and for said County, in said State, hereby certify that F. Wayne Pate and Elizabeth Pate, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 17 day of May, 2022.


NOTARY PUBLIC
My Commission Expires 7/26/23



Real Estate Sales Validation Form

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

Grantor's Name F. Wayne and Elizabeth Pate
Mailing Address 1309 Kingsway Lane
Birmingham, AL 35243

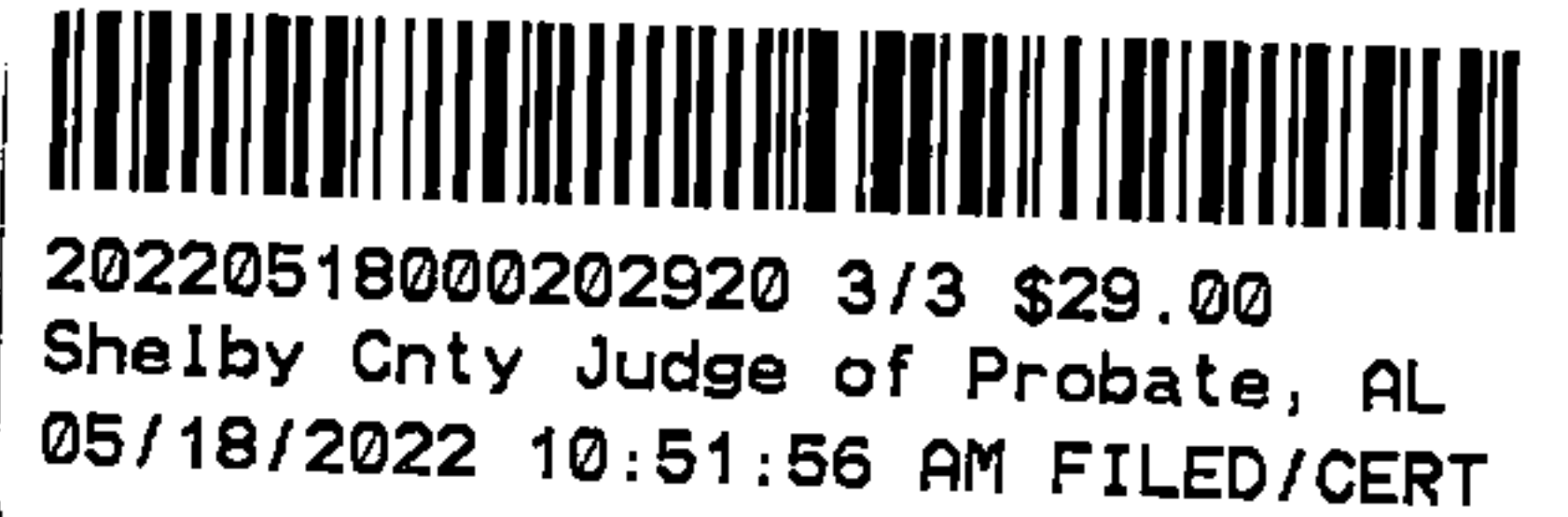
Grantee's Name Joel Pate & Samantha Jo Pate
Mailing Address 805 Mountainview Drive
Wilsonville, AL 35186

Property Address 805 Mountainview Drive
Wilsonville, AL 35186

Date of Sale May 17, 2022
Total Purchase Price \$ 250,000

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 Statutory Warranty Deed

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 5/17/2022

Print Joel Pate Samantha Jo Pate

☒ Unattested

Sign [Signature] [Signature]

(verified by)

Grantor/Grantee/Owner/Agent circle one

Print Form

Form RT-1