



20220804000304250 1/3 \$49.00  
Shelby Cnty Judge of Probate, AL  
08/04/2022 08:50:36 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 DOLLARS (\$20,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned James C. Patton and Elizabeth Ann Patton, Trustees under the Patton Living Trust, dated March 11, 2008 (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto James Michael Mooney and Kimberly Ray Mooney (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:

A parcel of land containing 3.2 acres, more or less, located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 444.16 feet; thence turn left 64 deg. 07 min. 51 sec. a distance of 199.96 feet; thence turn left 90 deg. 00 min. 00 sec. a distance of 471.32 feet to the Westerly right-of-way of Shelby County Highway No. 331; thence turn left 93 deg. 16. min. 57 sec. along said right-of-way a distance of 294.01 feet to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn left 25 deg. 23 min. 59 sec. along said  $\frac{1}{4}$ - $\frac{1}{4}$  line a distance of 114.25 feet to the point of beginning.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants, and easements of record.

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 of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

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State of Alabama  
Deed Tax: \$20.00

administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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.



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
3<sup>rd</sup> day of August, 2022.

James C. Patton, Trustee  
James C. Patton, Trustee

Elizabeth Ann Patton, Trustee  
Elizabeth Ann Patton, Trustee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Patton and Elizabeth Ann Patton, whose names as Trustees under the Patton Living Trust, dated March 11, 2008, 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 conveyance, they executed the same voluntarily as such trustees on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of August, 2022.

Eva J. Morney  
Notary Public

My commission expires: 11-10-2025



# Real Estate Sales Validation Form

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

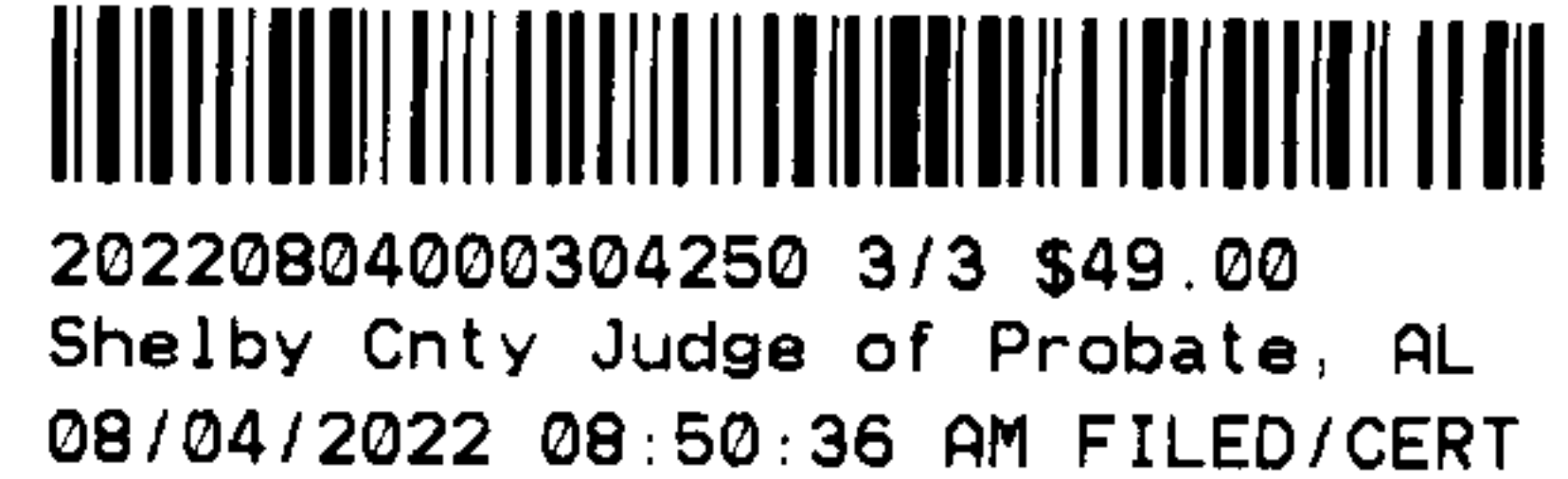
Grantor's Name see deed  
Mailing Address 1805 Highfield Drive  
Birmingham, AL 35216

Grantee's Name see deed  
Mailing Address 118 Mooney Farm Road  
Columbiana, AL 35051

Property Address Shelby County Hwy 331  
Columbiana, AL 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 20,000.00

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 8-3-22

Print James C. Patton, Trustee

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

Sign James C. Patton Trustee  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1