

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Michael Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-22-00179-RET

Send Property Tax Notice to:
Ross Douglas Ware and
Jana Grace Ware
3641 Tall Timber Drive
Birmingham, AL 35242

20220923000367530
09/23/2022 02:54:42 PM
DEEDS 1/4

**GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that:

Richard E. Patterson and Nancy I. Patterson, a married couple

For and in consideration of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$420,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by:

Ross Douglas Ware and Jana Grace Ware

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 1, according to the Survey of Southern Pines 6th Sector, as recorded in Map Book 9, Page 107, in the Office of the Judge of Probate, Shelby County, Alabama.

Commonly known as 3641 Tall Timber Drive, Birmingham, AL 35242

Warranty Deed - Joint Tenants with Right of Survivorship from Cassie Jo Jacobs and Joshua R. Jacobs, wife and husband to Richard E. Patterson and Nancy I. Patterson, dated 06/29/2016, and recorded on 07/01/2016, at Instrument #20160701000229800, recorded in the Office of the Judge of Probate, Shelby County, Alabama.

The subject property **is not** the homestead of the Grantors.

This Deed is being simultaneously recorded with a Purchase Money Mortgage having a face amount of \$336,000.00.


TO HAVE AND TO HOLD the same unto the said Grantees and upon the death of one of them, then to the survivor, their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, their heirs and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 20 day
of September, 2022


Richard E. Patterson


Nancy I. Patterson

STATE OF Alabama

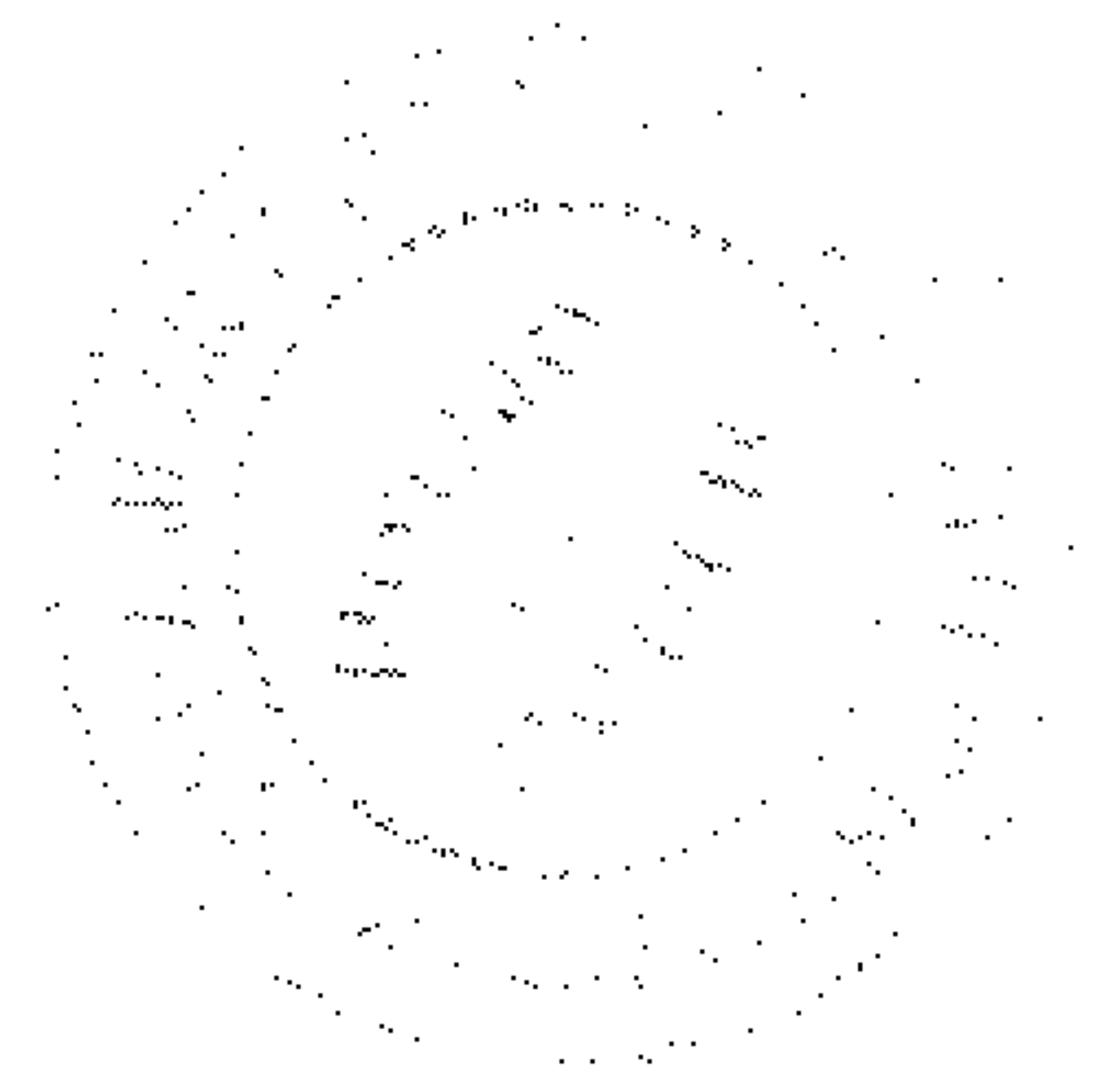
COUNTY OF Jefferson

I, Norma Jean Patterson, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Richard E. Patterson, is/are signed to the foregoing conveyance, and who is/are known to me or produced valid identification acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 20th day of September, 2022

Norma Jean Patterson
Notary Public
My Commission Expires: 8-20-24

[Notary Seal]



STATE OF Alabama

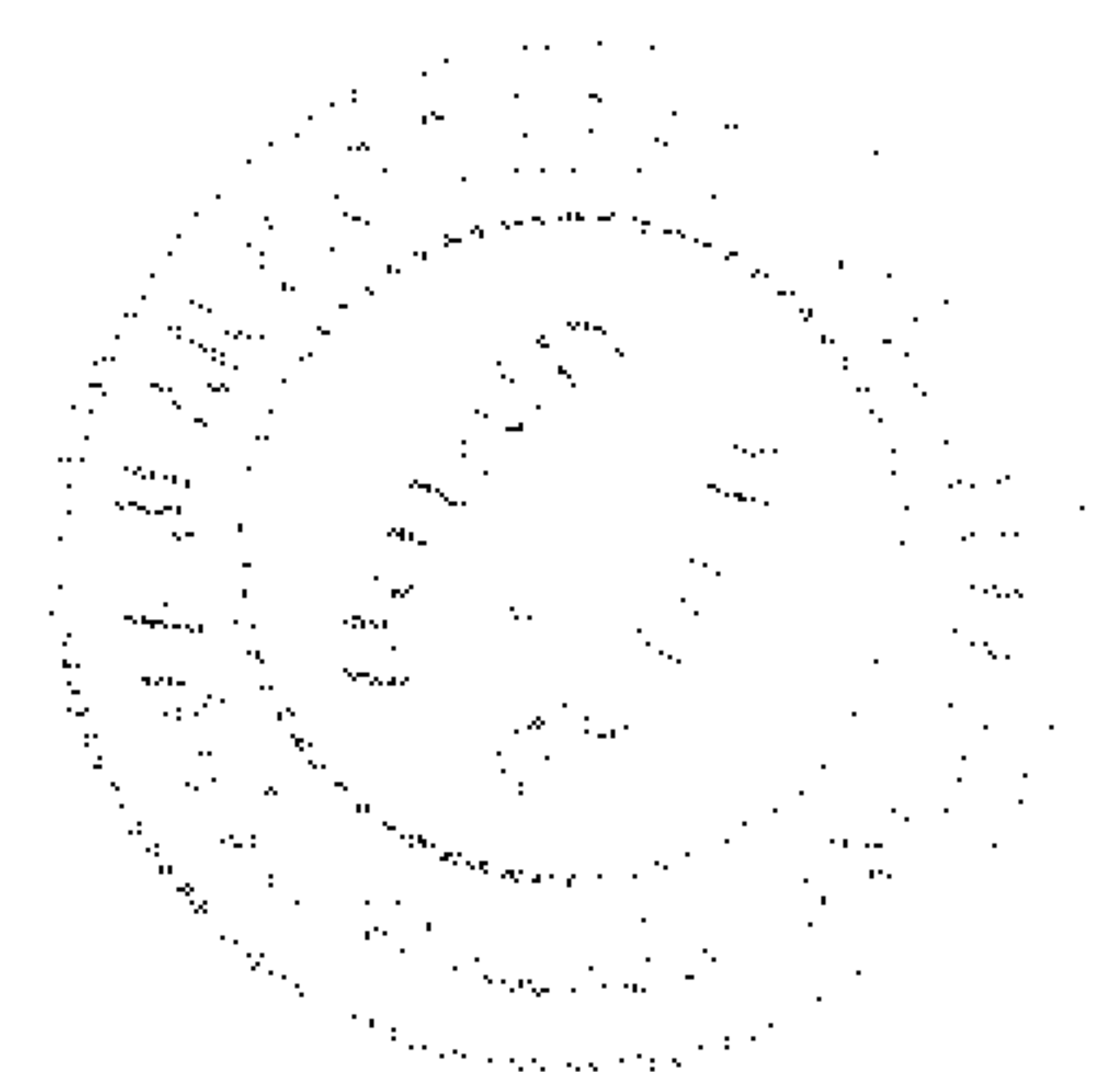
COUNTY OF Jefferson

I, Norma Jean Patterson, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Nancy I. Patterson, is/are signed to the foregoing conveyance, and who is/are known to me or produced valid identification acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 20th day of September, 2022

Norma Jean Patterson
Notary Public
My Commission Expires: 8-20-24

[Notary Seal]



20220923000367530 09/23/2022 02:54:42 PM DEEDS 4/4

Poor Quality

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Richard E. Patterson and Nancy L. Patterson
Mailing Address: 6820 Mountain View Terrace, Leeds, AL 35094

Grantee's Name: Ross Douglas Ware and Jana Grace Ware
Mailing Address: 3641 Tall Timber Drive, Birmingham, AL 35242

Property Address: 3641 Tall Timber Drive, Birmingham, AL 35242

Date of Sale: 9-20-22
Total Purchase Price: \$225,000.00
Actual Value
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
[X] Closing Statement
Appraisal
Other

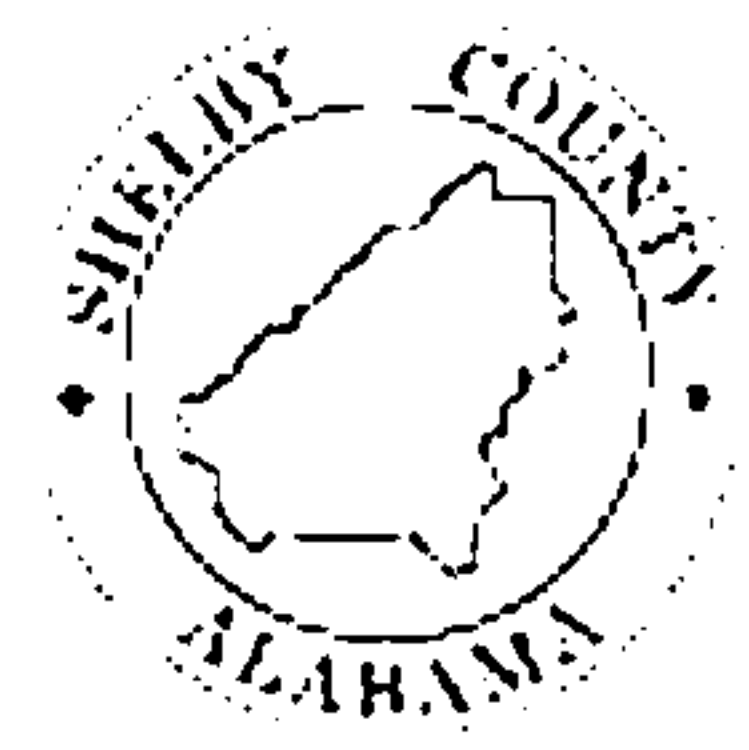
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 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 is 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: 9-20-22
Unattested
Verified by:

Print: Access Title & Closing Group, LLC
Sign: Nancy L. Patterson
(Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/23/2022 02:54:42 PM
\$115.00 JOANN
20220923000367530

FORM RT-1

Allen S. Bayl