

This instrument was prepared by:  
Jeff W. Honea, Sr.  
Morrison Honea, LLC  
101 North Main Street  
Post Office Box 278  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
Michael Shannon Meehan  
141 Johnson Street  
Wilsonville, Alabama 35186

Title Not Searched By Preparer

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
CORRECTED PROPERTY DESCRIPTION, INSTRUMENT NO. 20220906000346850

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, Karolina Patterson, an unmarried woman (hereinafter referred to as "Grantor"), do hereby grant, bargain, sell and convey all right, title, and interest unto Karolina Patterson, Michael Shannon Meehan and Shannon Nicole Meehan (hereinafter referred to as "Grantees"), for and during their joint lives and upon 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, Alabama, to wit:

*Commence at the SW Corner of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence N90°00'00"E a distance of 157.50' to the POINT OF BEGINNING; thence N90°00'00"E a distance of 157.50'; thence N20°01'16" a distance of 112.76'; thence S89°43'13"W a distance of 192.20'; thence S02°07'53"W a distance of 105.08' to the POINT OF BEGINNING.*

The above-described land is subject to any previous, legally valid and recorded easements, rights of way, reservations and exceptions.

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 I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

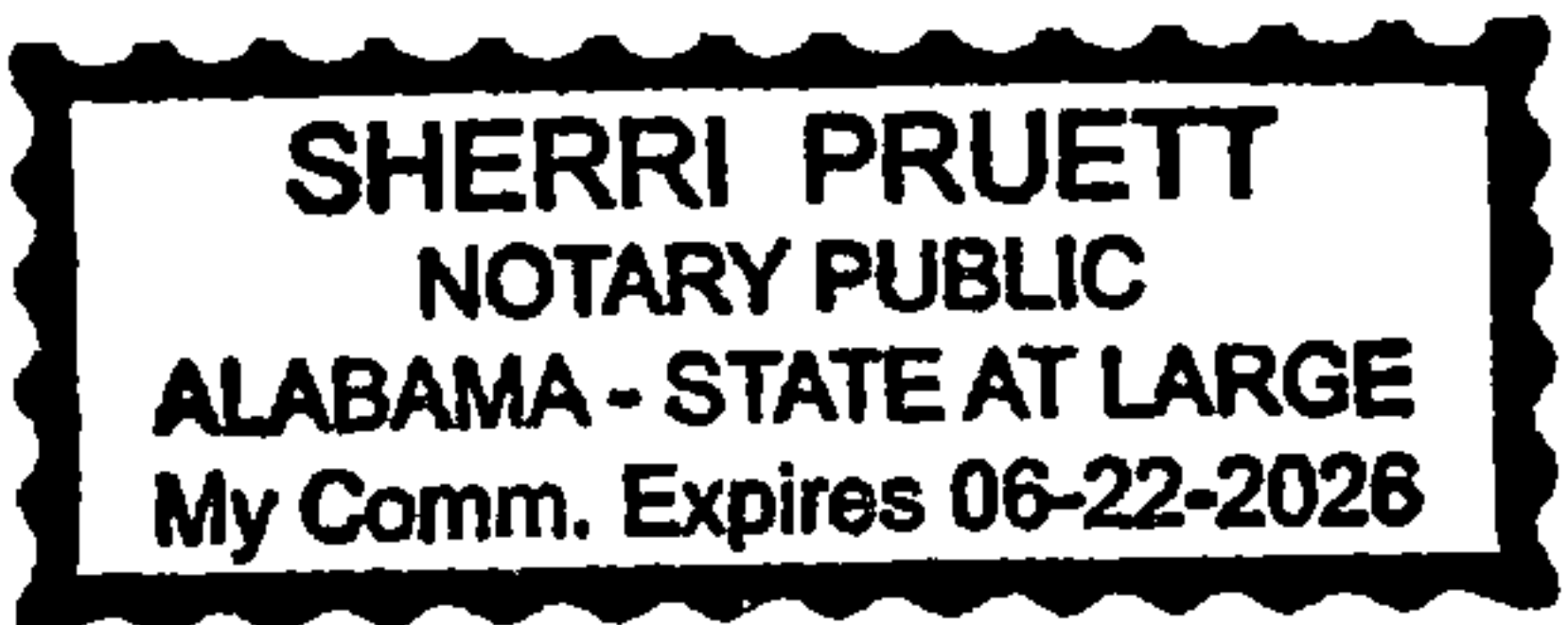
IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the \_\_\_\_ day of January, 2023.

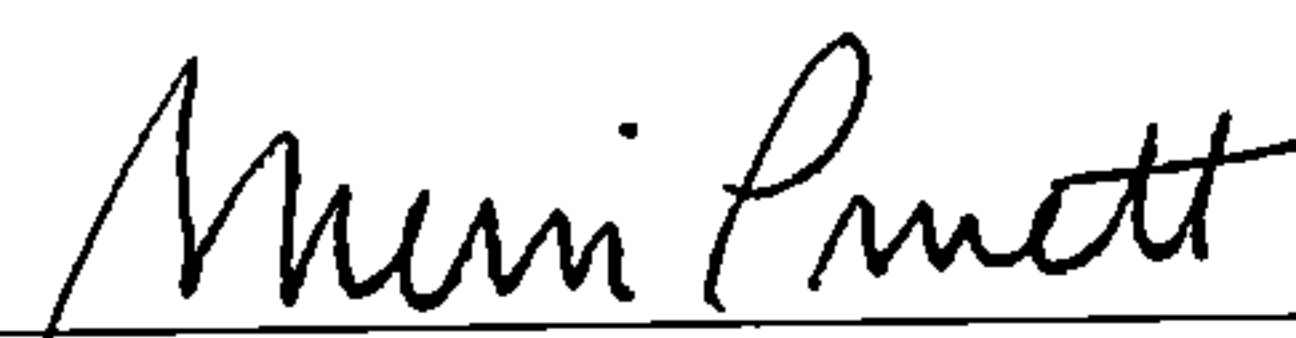
  
\_\_\_\_\_  
KAROLINA PATTERSON

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karolina Patterson, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance, and executes the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of January, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6/22/26



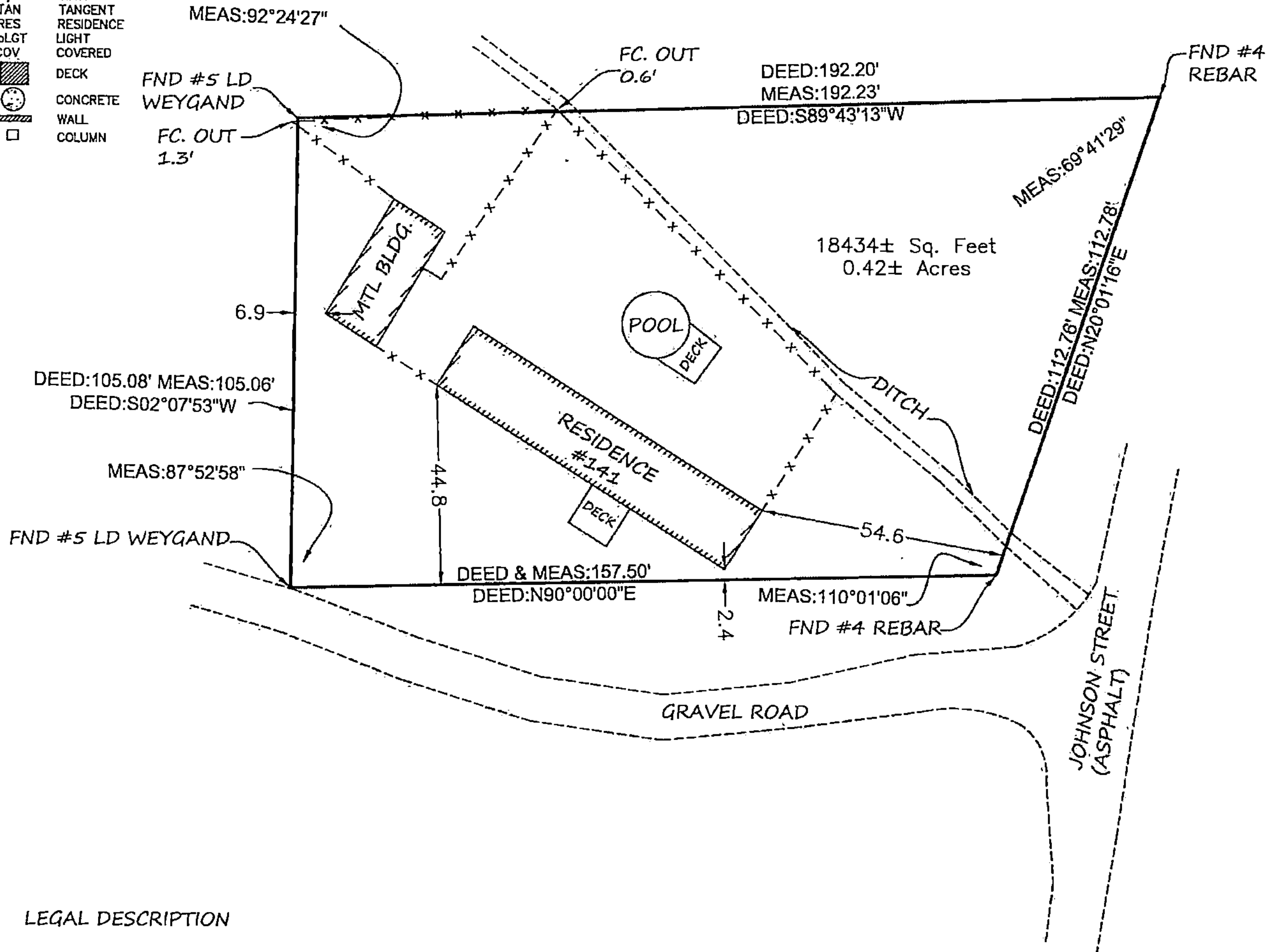
# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
DECK	DECK
CONCRETE	CONCRETE
WALL	WALL
COLUMN	COLUMN



20230130000024920 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
01/30/2023 04:02:35 PM FILED/CERT

SCALE: 1"=30'



## LEGAL DESCRIPTION

Commence at the SW Corner of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence N90°00'00"E a distance of 157.50' to the POINT OF BEGINNING; thence N90°00'00"E a distance of 157.50'; thence N20°01'16" a distance of 112.76'; thence S89°43'13"W a distance of 192.20'; thence S02°07'53"W a distance of 105.08' to the POINT OF BEGINNING.



STATE OF ALABAMA)  
SHELBY COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of DECEMBER 12, 2022. Survey invalid if not sealed in red.

Order No.: 20221916  
Purchaser:  
Address: 141 JOHNSON ST 35186

Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087  
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Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.



20230130000024920 3/3 \$30.00  
 Shelby Cnty Judge of Probate, AL  
 01/30/2023 04:02:35 PM FILED/CERT  
 Real Estate Sales Valuation Form



20220906000346850 2/2 \$29.00  
 Shelby Cnty Judge of Probate, AL  
 09/06/2022 02:56:52 PM FILED/CERT

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

Grantor's Name  
 Mailing Address

Karolina Patterson  
141 Johnson Street  
Wilsonville, AL  
35186

Grantee's Name  
 Mailing Address

Karolina Patterson, Shannon Meenan  
141 Johnson Street  
Wilsonville, AL  
35186

Property Address

141 Johnson Street  
Wilsonville, AL  
35186

Date of Sale 09.06.2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

2980.00

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

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

9/6/22

Print

KAROLINA PATTERSON

Sign

Karolina Patterson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1