

Send Tax Notice to:
Jarrod Patterson and Susan Patterson
1101 Country Club Circle
Hoover, AL 35244

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-5901**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED THOUSAND AND 00/100 (\$600,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Norman M. Plott and Suzanne P. Catalano, Personal Representatives of Estate of Myrtle L. Plott, Case No. PR-2021-000452 (herein referred to as “Grantor,” whether one or more), whose mailing address is

1004 Lake Forest Dr., Hoover, AL 35244

by **Jarrod Patterson and Susan Patterson** (herein referred to as “Grantee,” whether one or more), whose mailing address is

1101 Country Club Circle, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1101 Country Club Circle, Hoover, AL 35244**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$539,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Norman F. Plott, one of the Grantees in that deed recorded at Instrument No. 1995-05334 in the Probate records of Shelby County, Alabama, is deceased, having died on or about July 23, 2017. The other Grantee, Myrtle L. Plott died on or about February 16, 2021.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 13 day of March, 2023.

Estate of Myrtle L. Plott, Case No. PR-2021-000452

By: [Signature]
Norman M. Plott, Personal Representative

By: [Signature]
Suzanne P. Catalano, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Norman M. Plott, Personal Representative and Suzanne P. Catalano, Personal Representative**, whose name(s) as **Personal Representative(s)** of **Estate of Myrtle L. Plott, Case No. PR-2021-000452**, 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, with full authority on behalf of **Estate of Myrtle L. Plott, Case No. PR-2021-000452**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of March, 2023

[Signature]
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 05/02/2026

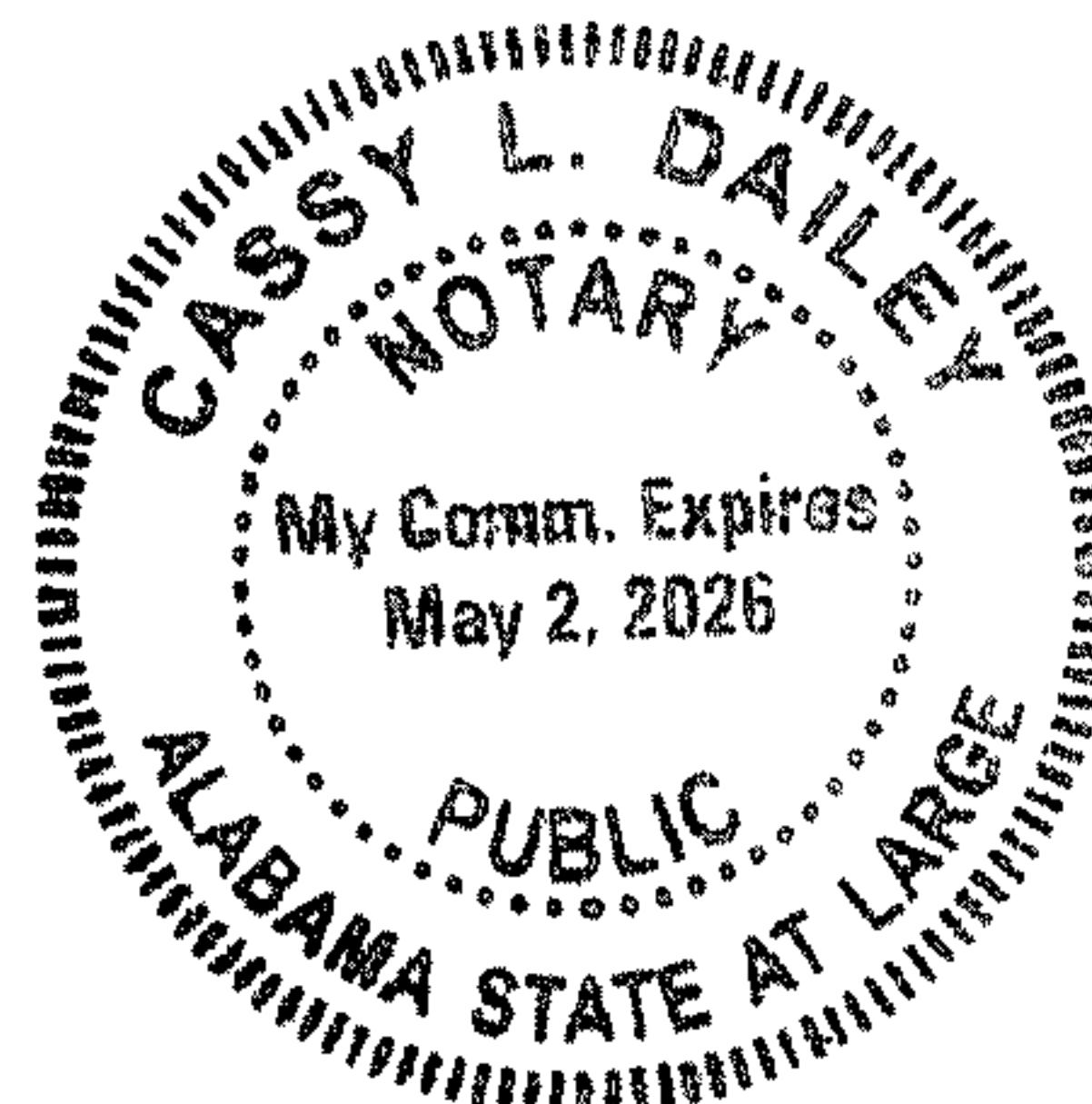


EXHIBIT A

Property 1:

Lot 3431, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2023 09:43:34 AM
\$90.00 BRITTANI
20230315000070930

Allen S. Bayl