

3,500

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Melvin L Craig  
BX 27  
Wilton, AL 35187

State of Alabama)  
County of Shelby)



20230420000114020 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
04/20/2023 11:37:32 AM FILED/CERT

Know all men by these presents, that in consideration of thirty-five hundred dollars, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **JAMES PATRICK, A MARRIED MAN; TOMMY PATRICK, A WIDOWER; AND BETTY JACKSON, A MARRIED WOMAN**, all of BX 86, Wilton, Al 35187, do grant, bargain, sell, and convey unto **MELVIN L CRAIG**, an unmarried man, of BX 27. Wilton, Al 35187 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 4 according to a survey of G A Nabors map of Wilton, recorded in Map Book 3, page 33 of the Shelby County Alabama Probate Records.

Source of title: A warranty deed to grantors herein, executed 19 November 2020 and recorded on 17 December 2020 at certificate number 2020:1217000679920 in the Shelby County Alabama Probate Office.

The property has been appraised at \$4,000 by the Shelby County Revenue Commissioner in 2023, and assigned ad valorem tax identification number 36 3 08 1 000 025.000.

It is the intent of this instrument to convey all property acquired in the source deed, whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

Shelby County, AL 04/20/2023  
State of Alabama  
Deed Tax: \$4.00

To have and to hold to the said grantee, his heirs and assigns forever.

**JAMES PATRICK, TOMMY PATRICK, AND BETTY JACKSON**, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons. *Vacant*

In witness whereof, we, **JAMES PATRICK, TOMMY PATRICK, AND BETTY JACKSON**, have set our hands and seals, this April 2023.


Witness:

\_\_\_\_\_  
*James E. Patrick* (Seal)  
**JAMES PATRICK**

\_\_\_\_\_  
*Tommy Patrick* (Seal)  
**TOMMY PATRICK**

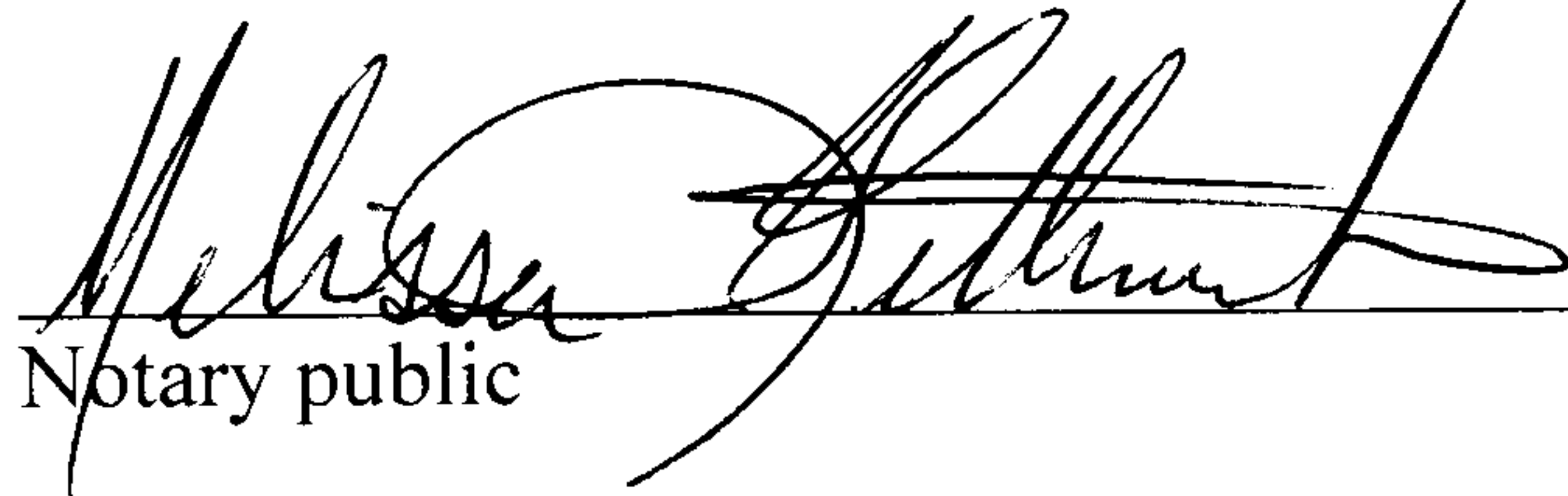
\_\_\_\_\_  
*Betty Jackson* (Seal)  
**BETTY JACKSON**

State of Alabama)  
County of Shelby)

  
20230420000114020 3/3 \$33.00  
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I, the undersigned notary public for the State of Alabama at Large, hereby certify that James Patrick, Tommy Patrick, and Betty Jackson, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this / 9 April 2023.

  
Notary public

Melissa Gilbert  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 27, 2024