



20230721000218500 1/3 \$321.00
Shelby Cnty Judge of Probate, AL
07/21/2023 10:44:07 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that MIKE PATTERSON and GAIL PATTERSON, the GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, hereby acknowledged to have been paid to the said GRANTORS by Mike D. Patterson and Gail P. Patterson, as Trustees of The Mike and Gail Patterson Revocable Trust, dated May 24, 2023, and all substituted and successors as Trustees thereunder, the GRANTEE, do by these presents hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate situated in Shelby County, Alabama, the address of which is 332 Kinross Cv, Pelham, AL 35124, to-wit:

Lot 2439, according to the Survey of Kinross Highlands at Ballantrae, Phase II, as recorded in Map Book 54, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, mortgages, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have set their hand on this 5th day of June, 2023.


Mike Patterson


Gail Patterson

STATE OF ALABAMA

COUNTY OF Shelby

Shelby County, AL 07/21/2023
State of Alabama
Deed Tax: \$290.00

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared MIKE PATTERSON, whose name as Grantor is signed to the foregoing instrument, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand on seal on this 5 day of June, 2023.

My commission expires:

6-17-23


NOTARY PUBLIC



STATE OF ALABAMA

COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared GAIL PATTERSON, whose name as Grantor is signed to the foregoing instrument, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand on seal on this 5 day of June, 2023.

My commission expires:

6-17-23


NOTARY PUBLIC



This instrument prepared by:

Shawnassey Howell Brooks, Esq.
P. O. Box 850191
Mobile, AL 36685
(601) 624-3044

Grantor's Address:

332 Kinross Cove
Pelham, AL 35124

Grantee's Address

332 Kinross Cove
Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Mike and Gail Patterson
Mailing Address 332 Kinross Cove
Pelham, AL 35124

Grantee's Name The Mike and Gail Patterson Revocable Trust
Mailing Address 332 Kinross Cove
Pelham AL 35124

Property Address 332 Kinross Cove
Pelham, AL 35124

Date of Sale 05/24/2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 289,600



20230721000218500 3/3 \$321.00
Shelby Cnty Judge of Probate, AL
07/21/2023 10:44:07 AM FILED/CERT

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 Tax Assessor

☐ 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 06-02-2023

Print Mike Patterson / Gail Patterson

☒ Unattested

(verified by)

Sign

(Grantor) Grantee/Owner/Agent) circle one

Print Form

Form RT-1