20250403000099350 1/3 $151.00
Shelby Cnty Judge of Probate, AL
04/03/2025 09:33:23 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Three Thousand and NO/100 ($123,000.00) Dollars and other good and valuable consideration to the undersigned, Patricia Pardue, a married woman referred to as Grantor, in hand paid by Donald M. Patterson and spouse Vickie Patterson herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED' LEGAL DESCRIPTION

The above described property is not the homestead property of the Grantor.

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 15th day of Aug, 2023.

Patricia Pardue
Patricia Pardue

Shelby County, AL 04/03/2025
State of Alabama
Deed Tax:$123.00

20250403000099350 2/3 $151.00
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STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Patricia Pardue, a married woman whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: 01/12/2024

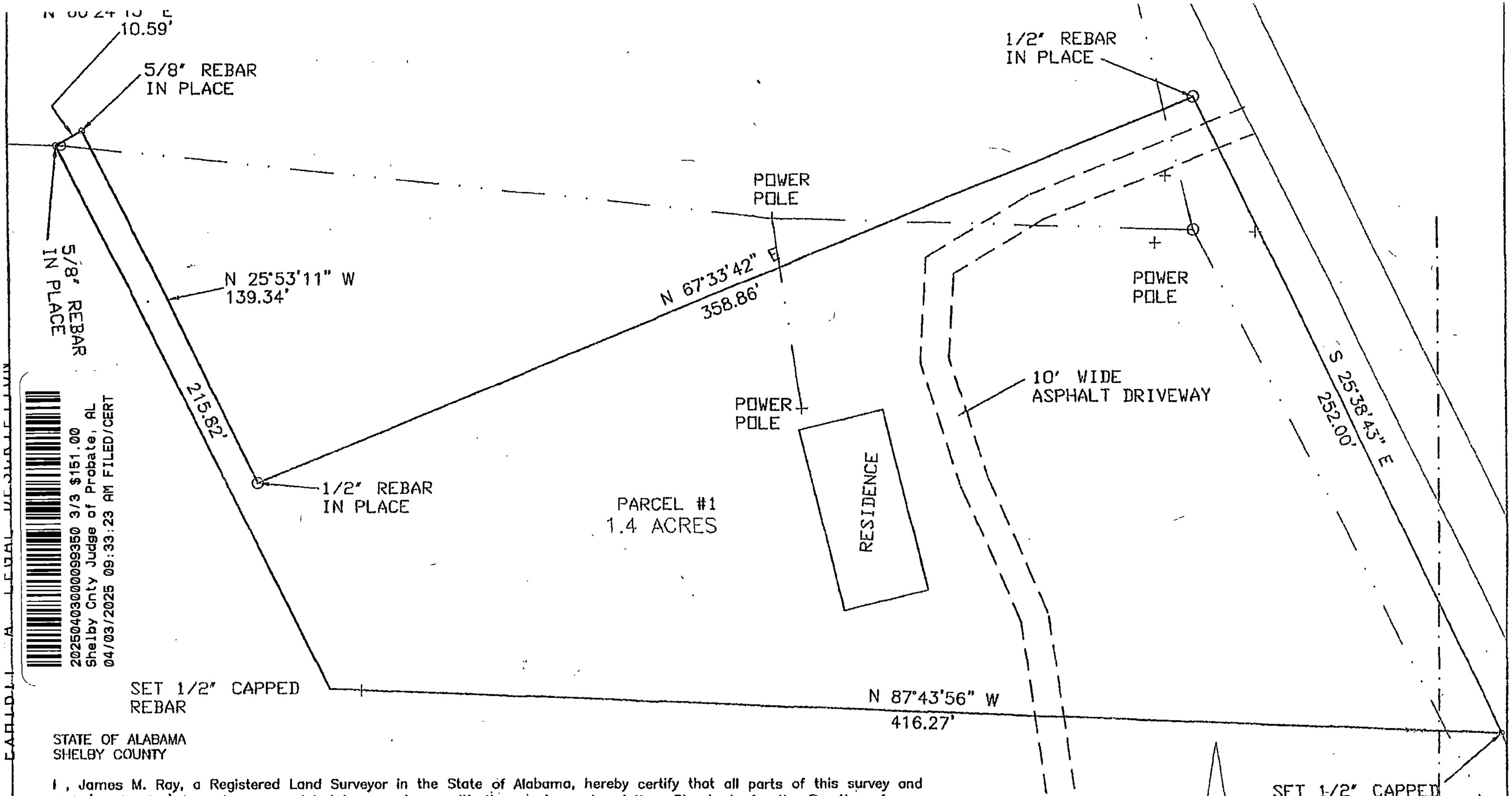
GREGORY S. GRAHAM NOTARY PUBLIC ALABAMA STATE AT LARGE

This document prepared by:
Gregory S. Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044

Grantor's Address:
1663 Sun Valley Road
Harpersville, AL 35078

Grantee's Address:
3115 Sun Valley Road
Harpersville, AL 35078

Property Address:
3141 Sun Valley Road
Hapersville, AL 35078



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STATE OF ALABAMA
SHELBY COUNTY

I , James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit:

PARCEL No. 1: Commence at the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 84° 01' 18" West along the South boundary of said North one-half of said Section 34 for a distance of 1123.97 feet to a point on the Westerly right-of-way of Sun Valley Road; thence proceed North 25° 38' 43" West along the Westerly right-of-way of said road for a distance of 415.51 feet (set ½" rebar), said point being the point of beginning. From this beginning point proceed North 87° 43' 56" West for a distance of 416.27 feet. (set ½" rebar); thence proceed North 26° 04' 25" West for a distance of 215.82 feet to a 5/8" rebar in place; thence proceed North 60° 24' 13" East for a distance of 10.59 feet to a 5/8" rebar in place; thence proceed South 25° 53' 11" East for a distance of 139.34 feet to a ½" rebar in place; thence proceed North 67° 33' 42" East for a distance of 358.86 feet to a ½" rebar in place, said point being located on the Westerly right-of-way of said road; thence proceed South 25° 38' 43" East along the Westerly right-of-way of said Sun Valley Road for a distance of 252.00 feet to the point of beginning.

The above described land is located in the South one-half of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama and contains 1.4 acres.

BEARING REFERENCE-MAGNETIC
FIELD WORK COMPLETED OCTOBER 2008
BOUNDARY SURVEY