20250619000188180 1/5 $56.50
Shelby Cnty Judge of Probate, AL
06/19/2025 02:01:10 PM 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, a married man and Patricia Pardue a married woman 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 Grantors.

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 August, 2023.

Patricia Pardue
Patricia Pardue

Shelby County, AL 06/19/2025
State of Alabama
Deed Tax:$22.50

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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 August, 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

Market Value
$22,240

Poor Quality

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LEGAL DESCRIPTION

A part of the SW¼ of the NW¼ and part of the SE¼ of the NW¼ of Section 14, Township 19 South, Range 2 East, more particularly described as follows: Commence at a point where the Southern boundary of said SE¼ of NW¼ of said Section intersects the Westerly right of way line of Chancellors Ferry Road; thence run in a Northwesterly direction along the right of way of said Chancellors Ferry Road a distance of 270 feet to point of beginning of the property herein conveyed; thence turn to the left and run Westerly parallel with the Southern boundary of said ¼ ¼ Section and parallel to the Southern boundary of the SW¼ of NW¼ of said Section a distance of 420 feet to a point; thence turn to the right and run in a Northwesterly direction parallel with the Western boundary of Chancellors Ferry Road a distance of 420 feet to a point; thence turn to the right and run in an Easterly direction parallel with the Southern boundary of said ¼ ¼ Section a distance of 420 feet, more or less, to a point on the Western boundary of said Chancellors Ferry Road; thence turn to the right and run in a Southeasterly direction along said road right of way a distance of 420 feet to the point of beginning. Containing 4 acres, more or less.

LESS AND EXCEPT EXHIBIT "A" LEGAL DESCRIPTION

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STATE OF ALABAMA)

SHELBY COUNTY)

Affidavit Sole Surviving Heirs at Law

Before me the undersigned Notary Public in and for said County and State personally appeared **Patricia Pardue and Donald M. Patterson** who being duly sworn deposes and says as follows:

Their names are **Patricia Pardue and Donald M. Patterson** and that they are the sole surviving heirs at law of **Malcomb Bynum Patterson,** who is deceased and died intestate on or about May 4, 1997 **and Trecia Lucille Patterson** who is deceased and died intestate on or about May 26, 2022. At the time of death of **Trecia Lucille Patterson**, she was the owner of the following described real property in Shelby County, Alabama per deed recorded in Deed Book 074 Page 642 in the Office of the Judge of Probate, Shelby County, Alabama.

Also, **Patricia Pardue and Donald M. Patterson** who are the only surviving heirs at law of **Malcomb Bynum Patterson and Trecia Lucille Patterson** are over the age of twenty-one (21) years and of sound mind.

Further affiant saith not.

Patricia Pardue
Patricia Pardue

Donald M. Patterson
Donald M. Patterson

State of Alabama)
County of Shelby)

I, the undersigned Notary Public, for said County in said State, do hereby certify that **Patricia Pardue** 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 August, 2023.

NOTARY PUBLIC
My Commission Expires: April 12, 2024

GREGORY S. GRAHAM
NOTARY PUBLIC
ALABAMA STATE AT LARGE

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State of Alabama)
County of Shelby)

I, the undersigned Notary Public, for said County in said State, do hereby certify that **Donald M. Patterson** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 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
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044