



20251017000320180 1/5 \$64.00
Shelby Cnty Judge of Probate, AL
10/17/2025 12:22:59 PM FILED/CERT

This instrument was prepared by:

Lisa K Patterson

445 Autumn Drive

Vincent, AL 35178

Once recorded, return to:

Jamie Patterson

160 Victory Lane

Sterrett, AL 35147

This Space for Recorder's Use Only.

Alabama Quitclaim Deed

State of Alabama, County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Thirty Thousand dollars and zero/100----- US Dollars (\$ 30,000.00) in hand, paid to
James L Patterson Jr and Lisa K Patterson

with an address of
445 Autumn Drive; Vincent, AL 35178
(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to
Jamie Patterson

with an address of
106 Victory Lane; Sterrett, AL 35147
(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following
described real estate, situated in Shelby County, Alabama, to wit:

**A complete legal description of the real property being conveyed by this
instrument is attached hereto on page 4 as EXHIBIT A.**

Tax Parcel ID Number 04 6 23 0 000 001.004

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Lisa K Patterson

Address: 445 Autumn Drive; Vincent, AL 35178

Shelby County, AL 10/17/2025
State of Alabama
Deed Tax: \$30.00

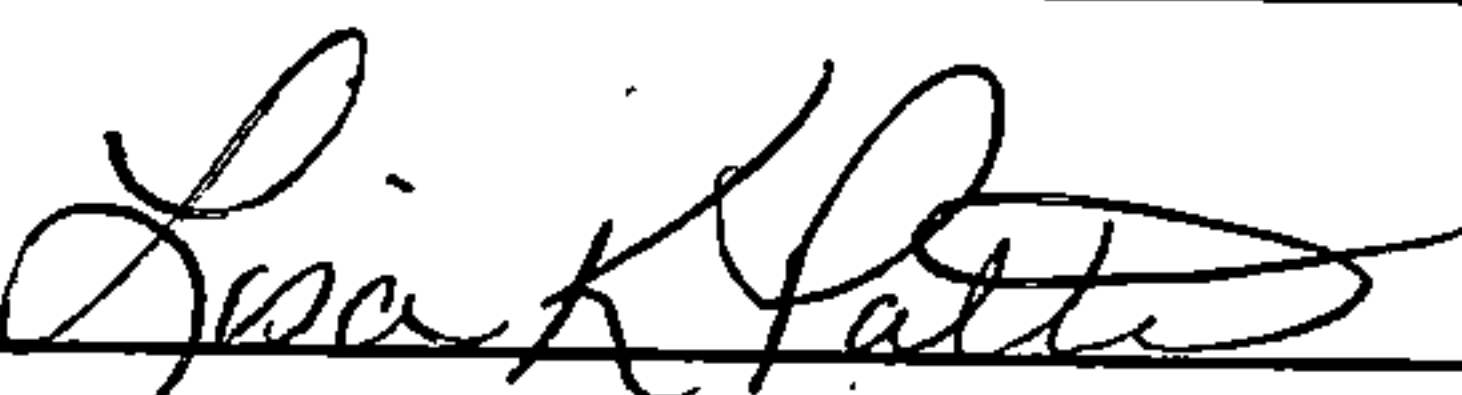


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TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:  Date: 7-17-25
Printed Name: James L Patterson Jr.

Grantor Signature:  Date: 7-17-25
Printed Name: Lisa K Patterson

1st Witness Signature: _____ Date: _____
Printed Name: _____

2nd Witness Signature: _____ Date: _____
Printed Name: _____

NOTARY ACKNOWLEDGMENT



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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama

County of

Shelby

On July 17, 2025 before me, Courtney Simmons,
personally appeared James L. Patterson & Lisa K. Patterson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature

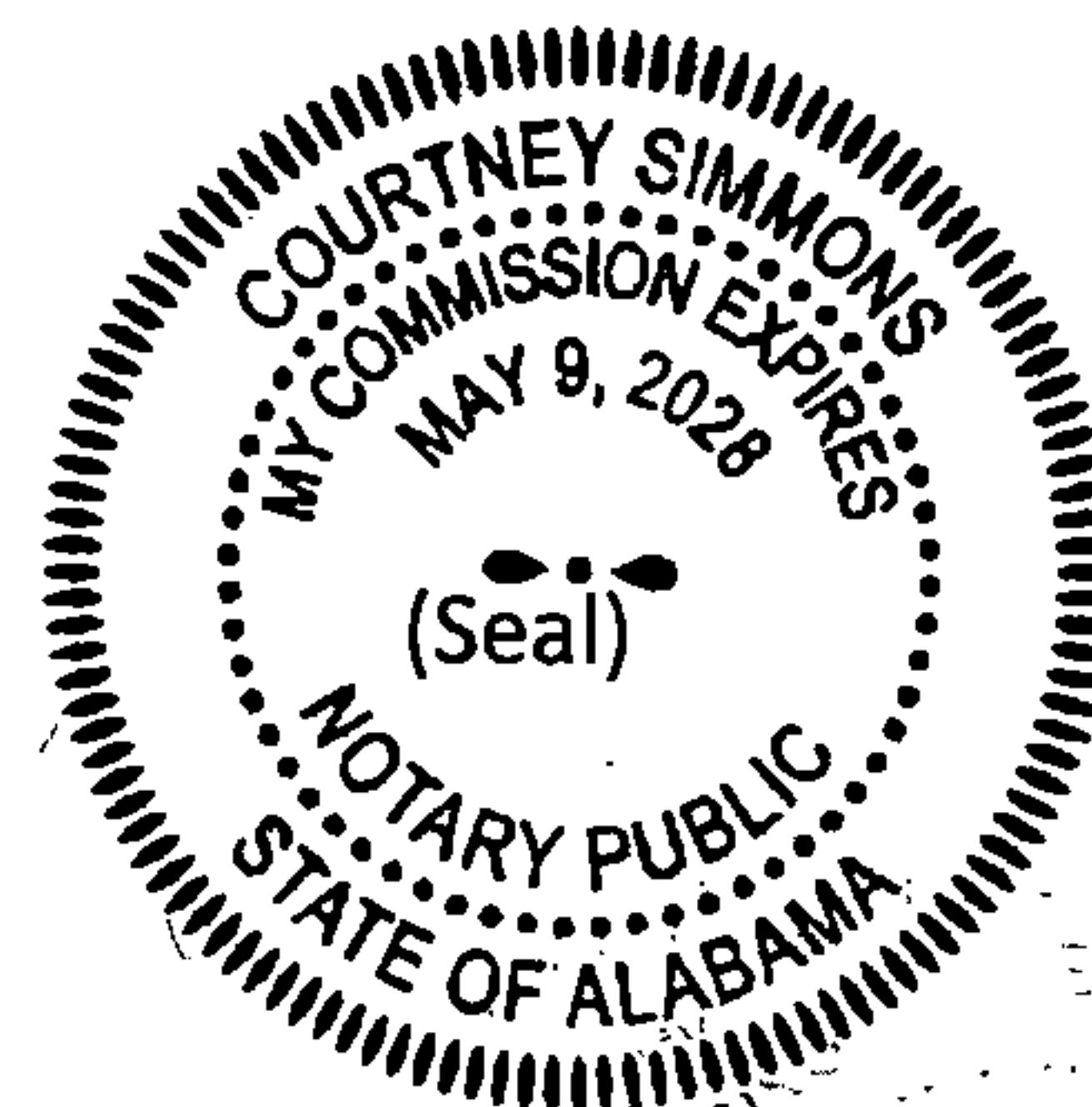
Courtney Simmons

Printed Name

Courtney Simmons

My Commission Expires

May 9, 2028





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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 1:

BEGINNING AT THE INTERSECTION OF THE NORTH ROW OLD MONTGOMERY ROAD AND WEST LINE OF E1/2 OF NE1/4, THENCE NORTH 270 FEET, EAST 250 FEET; SOUTH 159.85 FEET, SOUTHWEST 290 FEET TO POINT OF BEGINNING, BEING SITUATED IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA

ALSO ATTACHED TO THE ABOVE-DESCRIBED PROPERTY IS THE FOLLOWING MOBILE HOME and LOT 2 AS DESCRIBED BELOW:

**1997 BUCC 3BR2B
VEHICLE ID # ALBUSWO7962613**

Lot 2:

I, Kelvin L. Harris, a licensed land surveyor in the state of Alabama, hereby state that the foregoing is a map of part of the Southwest 1/4 of the Northeast 1/4 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows; Commencing at a railroad rail in place, accepted as the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence N 00°16'39" W a distance of 288.13' to 5/8" capped rebar in place (stamped RCS 4092); thence N 00°16'36" W a distance of 1554.30' to a 1/2" capped rebar set (stamped CA-615), said point being the point of beginning. From this beginning point proceed S 89° 43'13" W a distance of 15.00' to a 1/2" capped rebar set (stamped CA-615); thence N 00°16'36" W a distance of 93.00' to a 1/2" capped rebar set (stamped CA-615); thence N 53°02'16" E a distance of 18.70' to a 1/2" capped rebar set (stamped CA-615); thence S 00°16'36" E a distance of 104.17' back to the point of beginning, containing 0.03 acres, more or less. This property is subject to any right of way of record Victory Lane.

Real Estate Sales Validation Form

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

Grantor's Name James L Jr & Lisa K Patterson
Patterson

Grantee's Name Jamie

Mailing Address 445 Autumn Drive
Vincent, AL 35178

Mailing Address 160 Victory Lane
Sterrett, AL 35147

Property Address 160 Victory Lane
Sterrett, AL 35147

Date of Sale 07/17/25

Total Purchase Price \$ 30,000.00
Or

Actual Value \$ _____
Or

Assessor's Market Value \$ _____

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
Sales Contract
Closing Statement

Appraisal
Other

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, i

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).

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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 07/17/2025

Print Lisa K Patterson

Unattested
(verified by)

Sign Lisa K Patterson
(Grantor/Grantee/Owner/Agent) circle one