

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Greg E. Bassett
5108 Prairie Road
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) William A. Jackson, Attorney
2204 Lakeshore Drive, Suite 320
(Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Three Thousand Two Hundred Thirty-Nine and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Garland Patterson, Jr. and wife, Rebecca T. Patterson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Greg E. Bassett and wife, Barbara J. Bassett

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 77, according to the Survey of Homestead, Third Sector, as recorded in Map Book 6, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: Begin at the NW corner of Lot 77 and run East along the North line of said lot for a distance of 55 feet to a point; thence turn an angle of 66° 00' to the right and run Southeasterly for a distance of 103 feet to a point on the Northerly line of a 50-foot radius, cul-de-sac of Prairie Road; thence run West along said 50-foot radius for a distance of 13.2 feet to the SW corner of said Lot 77; thence run Northwesterly along Westerly line of said lot for a distance of 132.06 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to First Southern Federal Savings & Loan Association, recorded in Mortgage Book 399, Page 706, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$18,239.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st

day of October, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1983 OCT -5 AM 10:38 (Seal)

See Map 437-446 (Seal)

James Garland Patterson, Jr. (Seal)
Rebecca T. Patterson (Seal)

STATE OF ALABAMA }
HARRISON COUNTY }
Notary Public

Deed Tax 15.00
Rec 1.50
Fund 1.00
Total 17.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Garland Patterson, Jr. and wife, Rebecca T. Patterson whose name S are signed to the foregoing conveyance, and who are 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 1st day of October, A.D., 19 83.

WILLIAM A. JACKSON & LEE
ATTORNEYS AT LAW
SUITE 220 2204 LAKESHORE DRIVE

Carol Simlar
my commission expires 10/5/87 Notary Public