

This instrument prepared by:  
JAMES R. MONCUS, JR.  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, AL 35226

Send Tax Notice To:  
Mary Margaret Sargent  
4834 Wooddale Lane  
Pelham, Alabama 35124

1268

### WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Four Thousand Five Hundred and 00/100'S \*\*\* (\$94,500.00) to the undersigned Grantor, (whether one or more) in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Burton B. Patterson and Ann L. Patterson, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mary Margaret Sargent** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided three-fifths interest in and to the following described property:

Lot 10, in Block 5, according to the Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

BOOK 394 PAGE 970

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his or her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s) this 27th day of February, 1992.

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

92 MAR 17 AM 9:43

*Thomas H. Snowling*  
JUDGE OF PROBATE

*Burton B. Patterson*  
Burton B. Patterson

*Ann L. Patterson*  
Ann L. Patterson

1. Deed Tax	\$ 94.50
2. Mig. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 101.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Burton B. Patterson and Ann L. Patterson, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of February, 1992.

*[Signature]*  
Notary Public  
My commission expires 2/23/96