

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Twelve thousand and No/100 (\$12,000) DOLLARS

to the undersigned grantor s John Patterson and wife, Sue Patterson
in hand paid by Keith Cox, a single man

the receipt whereof is acknowledged we the said John Patterson and wife,
Sue Patterson

do grant, bargain, sell and convey unto the said Keith Cox

as joint tenants with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Schedule A Attached

Inst # 1998-00214

01/05/1998-00214
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
000 REC 15.50

Inst # 1998-00214

TO HAVE AND TO HOLD Unto the said Keith Cox

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 be severed or terminated during the joint lives of the grantees herein) in the event one grantor hereinafter dies, 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 we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,

this 5th day of January, 1998

WITNESSES:

 (Seal.)

 (Seal.)

(Seal.)

(Seal.)

State of Alabama
Shelby County

I, the undersigned, Notary Public, in and for said county, in said state, hereby certify that JOHN Patterson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of January, 1998.


Notary Public

State of Alabama
Shelby County

I, the undersigned, Notary Public, in and for said county, in said state, hereby certify that Sue Patterson, wife of John Patterson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of January, 1998.


Notary Public

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A CONTINUED LEGAL DESCRIPTION

Parcel 1:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 21 South, Range 1 East; thence run South along East line of said Section a distance of 679.60 feet; thence turn an angle of 88 degrees 47 minutes to the right and run a distance of 21.60 feet to the point of beginning; thence continue in the same direction a distance of 160.00 feet; thence turn an angle of 92 degrees 59 minutes to the right and run a distance of 118.14 feet; thence turn an angle of 101 degrees 27 minutes to the right and run a distance of 160.00 feet; thence turn an angle of 76 degrees 22 minutes to the right and run a distance of 78.10 feet to the point of beginning. Being situated in the NE 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 1 East, Shelby County, Alabama.

Parcel 2:

A tract of land situated in the Town of Wilsonville, Alabama, more particularly described as follow: Begin at the Northeast corner of the SE 1/4 of Section 1, Township 21, Range 1 East, Shelby County, Alabama, and go thence in a Southerly direction along the East line of said Section 660 feet; thence South 86 degrees 30 minutes West a distance of 30 feet to a point, which point is on the West margin of an improved road; thence go North 4 degrees 13 minutes West along the West margin of said road 90 feet to the point of beginning of the property herein conveyed; thence continue North 4 degrees 13 minutes West along the West margin of said road 85 feet to the Northeast corner of the lot conveyed by deed recorded in Deed Book 149, Page 270, in the Office of the Judge of Probate; thence go North 80 degrees 22 minutes West 123 feet to a point; thence go in a Southerly direction a distance of 85 feet to a point; thence go in an Easterly direction a distance of 132 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst # 1998-00214

01/03/1998-00214
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SHELBY COUNTY JUDGE OF PROBATE