

**INSTRUMENT PREPARED BY:**  
Kevin K. Hays, P.C.  
200 Canyon Park Drive  
Pelham, Alabama 35124

**SEND TAX NOTICES TO:**  
Richard A. Patton  
7446 Wyndham Parkway  
Helena, AL 35080

**CORPORATION FORM WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

That in consideration of \$82,200.00 to the undersigned  
Grantor, Build-All Construction, Inc., in hand paid by  
the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents,  
grant, bargain, sell and convey unto Richard A. Patton and Keri Patton Husband  
and Wife (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 229, according to the Survey of Wyndham, Wilkerson Sector, Phase III,  
as recorded in Map Book 24, Page 66, in the Probate Office of Shelby County  
Alabama.

Property Address: 7446 Wyndham Parkway, Helena, AL 35080

Property to become the Homestead of the Grantees 1998-44247

11/09/1998-44247  
11:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRN 10.50

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations,  
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$80,358.00 of the purchase price is being paid by the proceeds of a first mortgage loan  
executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the  
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such  
survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is  
lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good  
right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful  
claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 30th day of October, 19 98.

By: \_\_\_\_\_

Grantor

  
Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Bill Gossett, President of Build-All Construction, Inc.,  
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 as such officer and will  
full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of October, 19 98.

  
Notary Public

Commission Expires: 12/23/00