

SEND TAX NOTICE TO:
James Russell Patterson
602 Cahaba Manor Lane
Pelham, AL 35124

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Eight Thousand Five Hundred and 00/100 DOLLARS

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

Roger D. Masters and wife, Angela W. Masters
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Russell Patterson and Regina Marie Azpell

(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 2, according to the survey of Cahaba Manor Townhomes, Third Addition as recorded in Map Book 7, page 158 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, rights of way, agreements, mineral and mining rights of record.

\$45,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 25th day of February 19 83

WITNESS:

NOTARIAL SEAL
NOTARY PUBLIC
JAMES R. PATTERSON
1983 MAR - 1 AM 9:08

Roger D. Masters (Seal)
Roger D. Masters

Angela W. Masters (Seal)
Angela W. Masters

STATE OF ALABAMA

Jefferson COUNTY

Deed TAX 3.00
Per 1.50
Ind 1.00
5.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger D. Masters and wife, Angela W. Masters whose names 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 25th day of February A. D., 19 83

Form 31-A

LAMAR HAM
ATTORNEY AT LAW
2512 OLD MONTGOMERY HWY.
BIRMINGHAM, AL 35202

My Commission Expires November 9, 1995

Notary Public