

SEND TAX NOTICE TO:

(Name) Jack D. Patton

(Address) 5359 Harvest Ridge ~~RD~~ LANE
Birmingham, AL 35244-35243

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
Birmingham, AL 35209

(Address) FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Five Thousand and no/100-----DOLLARS

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

Steven L. Copeland and Deborah A. Copeland, both unmarried
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jack D. Patton and Juliaette S. Patton
(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 63, according to the Survey of Meadow Brook, 12th Sector as
recorded in Map Book 9, page 27, in the Probate Office of Shelby
County, Alabama.
Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

\$ 35,000.00 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 (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 3rd

day of January, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED TAX 60.00 INSTRUMENT WAS FILED

(Seal)

REC 2.50

1986 JAN -8 AM 8:14

(Seal)

63.50

Judge of Probate

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Steven L. Copeland and Deborah A. Copeland
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 3rd day of January, A.D., 19 86

Jefferson Ted L. L. Assu William H. Halbrooks