

(Name) Jackie Lee Patterson
Rt. 4 Box 1010
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Mark E. Tippins, Atty. at Law
4 Office Park Circle #112
(Address) Birmingham, Alabama 35223

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 Five thousand and no/100's ----- DOLLARS

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

Judy P. Burns, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jackie L. Patterson and Linda K. Patterson, his 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:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 21, South, Range 3 West in a southerly direction along the west line of said $\frac{1}{4}$ section; thence run a distance of 93.19' to the South Right of Way Line of Shelby County Highway #12 (or Smokey Road) for the point of beginning; thence continue along the same course for a distance of 210.0'; thence turn an angle of 77°14' to the left for a distance of 210'; thence turn an angle of 102°46' to the left for a distance of 210.0' to the South right of way line of the above said road; thence turn an angle of 77°14' to the left along the south right of way line of said road for a distance of 210.0' to the point of beginning.

Subject to any easements, restrictions, rights of way or condition of record.

This deed is to correct that deed recorded at Real Volume 096, page 224, as recorded in Shelby County, Alabama Probate Office.

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 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, I have hereunto set my hand(s) and seal(s), this 13th day of October, 19 86

STATE OF ALA. SHELBY CO.
I, WITNESS, THIS
INSTRUMENT WAS FILED
corrected
1986 NOV 24 PM 12:47

250
100
350

Judy P. Burns (Seal)
Judy P. Burns (Seal)

Mark E. Tippins (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY }

I, Mark E. Tippins, a Notary Public in and for said County, in said State, hereby certify that Judy P. Burns 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 official seal this 13th day of November, A. D., 19 86

Mark E. Tippins

Notary Public.

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