

This instrument was prepared by

(Name) David Collum

(Address) P. O. Box 59293, Birmingham, AL. 35259-9293

4,200.00

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 One Dollar (\$1.00) and other good and valuable considerations DOLLARS

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

David Collum, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Lee Roy Patterson and wife, Sheila G. Patterson

(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 Northwest corner of the Northeast quarter of the Southeast quarter of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, thence run Southerly along the West line of said quarter-quarter 429.91 feet to the point of beginning of the property being described, thence continue along last described course 110.0 feet to a point, thence turn an angle of 69 deg. 53 min. left and run 412.70 feet to a point on the West right of way line of Shelby County 333, thence turn an angle of 70 deg. 22 min. left and run Northeasterly along said right of way 100.0 feet to a point, thence turn an angle of 108 deg. 30 min. left and run 484.21 feet to the point of beginning, containing 1.0 acre.

This conveyance is subject to easements and restrictions of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 JAN 14 AM 10:25

*Thomas A. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax \$ 4.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 8.00

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 14th day of August, 19 86.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*David Collum* (Seal)  
David Collum  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Collum, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 14th day of August, 1986, 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 official seal this 14th day of August, A. D. 19 86

*Sharon E. Barefield*  
Notary Public.  
Form 31-A  
P.O. Box 59293  
Birmingham AL 35259

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