

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: James J. Odom, Jr.
PO. Box 11244
ADDRESS: Birmingham, Alabama 35202-1244

Edwin Wayne Patterson
130 Mallard Pointe Drive
Pelham, Alabama 35124

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred, Thirty-one Thousand and No/100-----Dollars

to the undersigned grantor, Roy Martin Construction, Inc.
a corporation, in hand paid by Edwin Wayne Patterson and Donna Marie Patterson
the receipt whereof is acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Edwin Wayne Patterson and Donna Marie Patterson
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Mallard Point Subdivision, as recorded in Map Book 10,
Page 70, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Ala.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 40 feet reserved from Mallard Pointe
Drive as shown by plat; (3) Public utility easements as shown by recorded plat, including a 5
foot easement on the South and West sides; (4) Restrictions, covenants and conditions as set out
in instrument recorded in Real 109, Page 39 in Probate Office; (5) Transmission Line Permit to
Alabama Power Co. as shown by instrument recorded in Deed Book 127, Page 395 in Probate Office;
(6) Right of way granted to South Central Bell as shown by instrument recorded in Real 98
Page 98 in Probate Office; (7) Right of way granted to Shelby County by instrument recorded in
Deed Book 202, Page 448 in Probate Office; (8) Right of way granted to Alabama Power Company
by instrument recorded in Real 114, Page 161 in Probate Office; (9) Right of way granted
to Plantation Pipeline as shown by instrument recorded in Real 116, Page 277 in Probate Office;
(10) Easement to South Central Bell as shown by instrument recorded in Real 114, Page 290 in
Probate Office; (11) Agreement with Alabama Power Company as to underground cables as recorded
in Real 117, Page 590 and covenants pertaining thereto as recorded in Real 117, Page 593 in
Probate Office.

\$104,800.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Edwin Wayne Patterson and Donna Marie Patterson,
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 grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Roy Martin Construction, Inc. does for itself, its successors
and assigns, covenant with said Edwin Wayne Patterson and Donna Marie Patterson, their
heirs and assigns, that it 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 Edwin Wayne Patterson and Donna Marie Patterson, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said ROY MARTIN CONSTRUCTION, INC.

signature by Roy L. Martin has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 17th day of November, 1987.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary.

By Roy L. Martin
Roy L. Martin, ~~XXXX~~ President

RETURN TO
JAMES J. ODOM, JR.
P.O. BOX 11244
BIRMINGHAM, AL 35202-1244

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

SHELBY

COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Roy L. Martin whose name as President of the Roy Martin Construction, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17th day of November, 1987.

Notary Public

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

1987 NOV 19 AM 9:05

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

| | |
|------------------|----------|
| 1. Deed Tax | \$ 26.50 |
| 2. Mtg. Tax | — |
| 3. Recording Fee | 5.00 |
| 4. Indexing Fee | 1.00 |
| TOTAL | 32.50 |

BOOK 160 PAGE 578

TT5 301 001 403