

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
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1256
Send Tax Notice To: Dwight L. Patterson
name
4008 Water Willow Lane
address
Birmingham, AL 35244

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 and other good and valuable considerations + \$500.00 DOLLARS

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

Dwight L. Patterson, a single individual
(herein referred to as grantors) do grant, bargain, sell and convey unto

Dwight L. Patterson and Laura Ann McDuffey, single individuals
(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 3033, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88 A & B in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back, lines, rights of way, limitations, mortgages, if any of record.

THIS DEED IS BEING RECORDED TO CHANGE THE FORM OF OWNERSHIP AS RECORDED IN DEED BOOK 299 PAGE 709 IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA.

1. Deed Tax \$1.50
2. Recording Fee \$2.50
3. Indexing Fee \$3.00
4. Notary Fee \$1.00
5. Certified Fee \$1.00
Total \$9.50

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 1st day of August, 19 90.

WITNESS:

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

90 OCT 22 AM 9:58

STATE OF ALABAMA
JUDGE OF PROBATE

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dwight L. Patterson, a single individual 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D., 19 90

Reginald M. Murphy
Notary Public.