

SEND TAX NOTICE TO:

Wayne M. Patrick

(Name) Joan P. Patrick

3529 Cheshire Drive

(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway, Suite 650

(Address) Birmingham, Alabama 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY NINE THOUSAND AND NO/100-----

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

Samuel Harvey Chastain and spouse, Pamela Odom Chastain

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

Wayne M. Patrick and Joan P. Patrick

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 73-A, according to the Resurvey recorded in Map Book 9, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 73 through 76, Meadow Brook, 5th Sector, First Phase.

Situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and payable until October 1, 1992.

Existing easements, rights of way and restrictions of record.

\$ 202,300.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 13th day of July, 1992.

WITNESS:

(Seal)

(Seal)

(Seal)

Samuel Harvey Chastain (Seal)
Samuel Harvey Chastain

Pamela Odom Chastain (Seal)
Pamela Odom Chastain

STATE OF ALABAMA
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Samuel Harvey Chastain and Pamela Odom Chastain whose name 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 13th day of July, A.D. 1992

Given under my hand and official seal this 13th day of July, A.D. 1992

Gene W. Gray, Jr.

Notary Public

07/16/1992-14264
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 73,50