

This instrument was prepared by

Send Tax Notice To: THOMAS T. PATTERSON
name 102 Douglas Drive
Alabaster, Alabama 3500
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-five Thousand Six Hundred and No/100-----DOLLARS

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

DENNIS SIMS D/B/A JDS HOMES

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

THOMAS T. PATTERSON and DURRETTE C. 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:

Lot 2, according to the Survey of Douglas Meadows as recorded in Map Book 15 page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$74,995.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-26299

11/10/1992-26299

08:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NCB 7.58

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 29th
day of October, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Dennis Sims
DENNIS SIMS
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DENNIS SIMS D/B/A JDS HOMES 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 29th day of October A. D., 19 92

My Commission Expires: 8-27-94

[Signature]
Notary Public.