

SEND TAX NOTICE TO:

(Name) Eugene & Eloise Wilkerson

This instrument was prepared by

(Address)

(Name) J. Wheeler Smith, Attorney at Law

(Address) 3500 Independence Drive, Birmingham, Ala 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Seven Thousand One Hundred Forty Nine & 50/100 (\$77,149.50) DOLLARS and other valuable consideration.

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

William M. Patterson, a married man

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

Eugene Wilkerson and wife, Eloise W. Wilkerson

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

Shelby

County, Alabama to-wit:

Property description Attached hereto as Exhibit "A".

1. General and special taxes or assessments for 1993 and subsequent years not yet due and payable.

SUBJECT TO:

2. Building setback line of 35 feet reserved from all sides, as shown by survey of Joseph A. Miller, Jr. dated March 19, 1993. Public utility easements of 30 feet on the Easterly side and 15 feet on the Southerly side or subject property, as shown by survey of Joseph A. Miller, Jr. dated March 19, 1993.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268, Page 140, Real 290, Page 386 and Real 325, Page 929 and as Instrument No. 1992-15856.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 292, Page 618 in Probate Office.

The Real Estate conveyed herein is not a part of the grantors homestead.

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 24th

day of March, 19 93.

WITNESS:

(Seal)

William M. Patterson (Seal)
William M. Patterson

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, W. Wheeler Smith

Inst # 1993-08129

hereby certify that William M. Patterson

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 03/25/1993-08129 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

28th

03:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Day of March 1993

A. D., 19 93

W. Wheeler Smith

Notary Public

Inst # 1993-08129

EXHIBIT "A"

To Conveyance From William M. Patterson to Eugene Wilkerson and Eloise Wilkerson.

DESCRIPTION:

PART OF BLOCK 4 OF CAHABA VALLEY PARK NORTH, AS RECORDED IN MAP BOOK 13, PAGE 140, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE NORTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT O-14A, BLOCK 4, OF CAHABA VALLEY BUSINESS PARK, AS RECORDED IN MAP BOOK 17, PAGE 19, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF CAHABA VALLEY PARKWAY AND ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN NORTH ALONG THE EAST LINE OF SAID CAHABA VALLEY PARKWAY FOR 64.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 89°-09'-21" AND HAVING A RADIUS OF 223.71 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 348.10 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY FOR 374.68 FEET TO A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CAHABA VALLEY CIRCLE, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 90°-00'-00" AND HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF CAHABA VALLEY CIRCLE FOR 78.54 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID CAHABA VALLEY CIRCLE FOR 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT O-14A, BLOCK 4, CAHABA VALLEY BUSINESS PARK; THENCE 90°-00'-00" RIGHT AND RUN WEST ALONG THE NORTH PROPERTY LINE OF SAID LOT O-14A AND ALONG THE CENTERLINE OF A 30 FOOT WIDE DRAINAGE EASEMENT FOR 378.84 FEET TO A POINT; THENCE 07°-18'-59" LEFT AND CONTINUE ALONG SAID NORTH PROPERTY LINE OF LOT O-14A AND ALONG THE CENTERLINE OF SAID EASEMENT FOR 272.69 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 155,514.25 SQUARE FEET OR 3.57 ACRES, MORE OR LESS

Inst # 1993-08129

03/25/1993-08129
03:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 86.80