

94039B

Send Tax Notice to:
Name:

Address:

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Thousand Dollars and 00/100's (\$1000.00) cash to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, Thomas Phillip Mitchell, Sr. as Trustee of that certain Trust for the benefit of Thomas Phillip Mitchell, Jr. as created under the Last Will & Testament of Gladys Price Blackburn, Probate Case #32-023, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell and convey unto Scott Alan Patten and Laurie Werner Patten, hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

Lot 27, according to the Survey of Unit 1, Meadow Brook, Seventh Sector, as recorded in Map Book 8, Page 151, in the Probate Office Shelby County, Alabama.

The within conveyance is subject to the following exceptions:

1. Ad valorem taxes for the years 1994 and subsequent years are a lien, said taxes are not due and payable until October 1, 1994.
2. Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

\$145700 of the above recited consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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.

Inst # 1994-06602

03/01/1994-06602
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1994-06602

Sr. as
Phillip
Grady
set
day of

1994-06602

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Thomas Phillip Mitchell, Sr. as Trustee of that certain Trust for the benefit of Thomas Phillip Mitchell, Jr. as created under the Last Will & Testament of Gladys Price Blackburn, Probate Case #32-023, 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/she, in his/her capacity as such Trustee, executed the same voluntarily on the day same bears date.

[Signature]
Notary Public
My commission expires: 1-24-95

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