

This instrument was prepared by

Send Tax Notice To: Michael G. Patterson  
name

(Name) Mary Lynn Campisi

109 White Cap Circle  
address

(Address) 3017 Pump House Road  
Birmingham, Alabama 35243

Alabaster, Alabama 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINE THOUSAND AND NO/100-----  
DOLLARS (\$109,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Clark W. Brown and wife, Christa L. Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael G. Patterson and wife, Jan 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 52, according to the Survey of Portsmouth Second Sector, as recorded in Map Book 6, page 37, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

\$103,550.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years, said taxes being a lien but not due and payable until October 1, 1994.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

Christa L. Brown is one and the same person as Christa L. Campbell.

09/06/1994-27321  
09:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.60  
NOT REC

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 grantor 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, we have hereunto set our hand(s) and seal(s), this 29th  
day of August, 19 94.

(Seal)

Clark W. Brown

(Seal)

(Seal)

Christa L. Brown

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that  
Clark W. Brown and wife, Christa L. Brown  
whose name(s) 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 29th day of August, A.D., 19 94

Mary Lynn Campisi Notary Public