

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

04/15/1996-12191
WARRANTY DEED
01:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 23.50

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND & NO/100----(\$70,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we John W. Bates and D. Charles Bates, married men (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lynda Patterson, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows; Commence at the SE corner of Section 2, Township 24 North, Range 12 East, and run in a Northerly direction 2435.99 feet to a point on the South boundary of Highway No. 25; thence 92 deg. 15 min. 15 sec. left in a Westerly direction along said South boundary of Highway No. 25 194.57 feet to the point of beginning; thence continue along the last stated course 192.50 feet to a point; thence 87 deg. 44 min. 45 sec. left in a Southerly direction 170.0 feet to a point; thence 92 deg. 15 min. 15 sec. left in an Easterly direction 192.50 feet to a point; thence 87 deg. 15 min. 15 sec. left in a Northerly direction 170.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$55,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5970 Highway 25 Montevallo, Alabama 35115

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTORS AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of April, 1996.

John W. Bates (SEAL)
John W. Bates
D. Charles Bates (SEAL)
D. Charles Bates

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Bates and D. Charles Bates, married men whose names 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 9th day of April A.D., 1996

COURTNEY MASON, JR.
NOTARY PUBLIC
35100

Notary Public

Inst # 1996-12191