



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 388-8000

SEND TAX NOTICE TO:
Richard B. Patsios
745 Dividing Ridge Drive
Birmingham, Alabama 35244

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive Suite 130
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Two Thousand Dollars and no/100***** DOLLARS

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

G. Glenn Walker and Brenda C. Walker, Husband and Wife

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

Richard B. Patsios and Cynthia V. Patsios

(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 21, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

\$ 50,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

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06/20/1996-19964
09:02 AM CERTIFIED
SHELBY COUNTY JOBE OF PROBATE
204 123- 111.30

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 17th

day of June, 19 96

WITNESS:

(Seal) G. Glenn Walker (Seal)
G. Glenn Walker

(Seal) Brenda C. Walker (Seal)
Brenda C. Walker

(Seal) _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that G. Glenn Walker and Brenda C. Walker, Husband and Wife whose name 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 17th day of June, 19 96

Hubert E. Rawson, Jr.
Notary Public

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