

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Five Thousand Nine Hundred and No/100 (45,900.00), and other valuable considerations, to the undersigned grantor(s), John David Hinkle and Wife, Donna Gail Hinkle, in hand paid by Richard Shane Philpott, Diver M. Patterson and Rosemary Patterson, the receipt whereof is acknowledged, we, the said John David Hinkle and Wife, Donna Gail Hinkle, do grant, bargain, sell and convey unto the said Richard Shane Philpott, Diver M. Patterson and Rosemary Patterson as successive joint tenants, with right of survivorship as hereinafter set out, the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description on attached Exhibit "A".

Subject to taxes for 1997.

\$46,932.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said Richard Shane Philpott, Diver M. Patterson and Rosemary Patterson, as joint tenants, with the right of survivorship, successively, 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), upon the death of any one of said grantees the entire interest in said property shall vest in the two survivors, as joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if neither grantee named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except above named, that we have a good right to sell and convey the same as aforesaid; that we will, our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims

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of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 17th day of February, 1997.


John David Hinkle

Donna Gail Hinkle

STATE OF ALABAMA

JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary public in and for said County, in said State, hereby certify that John David Hinkle and Wife, Donna Gail Hinkle, 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 17th day of February, 1997.


Larry L. Halcomb
NOTARY PUBLIC

My Commission Expires: 1/23/98

EXHIBIT "A"

Begin at the NW corner of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 3 West; thence run South along the West line of said 1/4-1/4-1/4 section, 110.00 feet; thence turn left 89 degrees 26 minutes 54 seconds and run Easterly 150.15 feet; thence turn right 24 degrees 43 minutes 26 seconds and run Southeasterly 18.10 feet; thence turn left 51 degrees 48 minutes 53 seconds and run Northeasterly 30.74 feet; thence turn left 89 degrees 22 minutes 18 seconds and run Northwesterly 115.51 feet; thence turn left 63 degrees 28 minutes 28 seconds and run 143.54 feet to the point of beginning.

Less and except any part of said parcel lying within the right of way of public roads.

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