

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROBERT LEE HOOD
1033 OAK TREE ROAD
BIRMINGHAM, AL 35244

Inst # 1997-08379

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SIXTY ONE THOUSAND and 00/100 (\$261,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, CRAYTON D. PATTERSON, JR., A MARRIED PERSON, D/B/A PATTERSON HOMEBUILDERS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT LEE HOOD and LAUREN C. HOOD, MARRIED, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3122, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 31ST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 25 foot building line as shown by recorded Map.
3. 10 foot Easement on northeast and 10 foot easement on rear and 20 foot easement through lot, as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. Restrictions appearing of record in Misc. Volume 14, page 536 and amended by Misc. Volume 71, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Instrument #1995-12817, in the Probate Office of Shelby County, Alabama.
8. Restriction, Mineral and mining rights and rights incident thereto and Release of Damages recorded in Instrument #1996-27486, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

03/19/1997-08379
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$208,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 grantee 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CRAYTON D. PATTERSON, JR., A MARRIED PERSON, D/B/A PATTERSON HOMEBUILDERS, have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of March, 1997.


CRAYTON D. PATTERSON, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CRAYTON D. PATTERSON, JR., A MARRIED PERSON, D/B/A PATTERSON HOMEBUILDERS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 3rd day of March, 1997.


Notary Public

My commission expires: 03/22/2000

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SHELBY COUNTY JUDGE OF PROBATE
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