

SEND TAX NOTICE TO:

(Name) Thomas Samuel Duck  
1136 Rushing Parc Dr.  
(Address) Hoover, Al. 35244

This instrument was prepared by

(Name) Newman, Miller, Leo & O'Neal  
3250 Independence Dr.  
(Address) Birmingham, Al. 35209

Form 133 Rev 5/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two hundred sixty-five thousand and no/100 (\$265,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Crayton D. Patterson, Jr. d/b/a Patterson Homebuilders

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Thomas Samuel Duck and Crystal Ann Duck

(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 33, according to the Amended Map of Rushing Parc Sector Two, as recorded in Map Book 20, Page 33, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$200,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1997-29747

09/16/1997-29747  
10:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NC3 73.50

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, 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, I have hereunto set my hand(s) and seal(s), this 10 day of September, 1997

WITNESS:

(Seal)  
(Seal)  
(Seal)

Crayton D. Patterson, Jr. (Seal)  
CRAYTON D. PATTERSON, JR. / d/b/a (Seal)  
Patterson Homebuilders (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Crayton D. Patterson, Jr., d/b/a Patterson Homebuilders whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of September, 19 97

Deah N. Farrow  
My Commission Expires: 8/15/98

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