

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

Dan L. Howard

(Name) 2491 Pelham Parkway

Patricia A. Howard

Pelham, Al. 35124

(Name) 110 Meadowgreen Drive

Montevallo, Al. 35115

(Address)

(Address)

Inst # 1998-09756

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Eight Thousand and no/100 Dollars

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

Stephen Patterson and wife Patricia Ruth Patterson

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

Dan L. Howard and wife Patricia Ruth Patterson

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 15, Block 2, according to the Map of Meadowgreen Subdivision, as recorded in Map Book 6 page 59 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

Inst # 1998-09756

03/20/1998-09756  
08:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 89.00

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 26th day of February, 19 98.

(Seal)

*Stephen Patterson*  
Stephen Patterson

(Seal)

(Seal)

*Patricia Ruth Patterson*  
Patricia Ruth Patterson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, here by certify that phen Patterson and wife Patricia Ruth Pattersop whose name(s) 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 the 26th day of February, 1998.

  
Notary Public 3-12-2001

Inst # 1998-09756

03/20/1998-09756  
08:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 09.00

Return to: \_\_\_\_\_

TO

WARRANTY DEED  
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

Recording Fee \$  
Deed tax \$

\$

This Form Furnished by  
LAND TITLE COMPANY OF ALABAMA  
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Birmingham, Alabama 35203-2601  
(205) 251-2871