

**Send Tax Notice to:**

Sharon & Edward Patterson  
4416 Highway 31  
Calera, Alabama 35040

**Instrument Prepared By:**

John G. Lowther, P.C.  
Attorney at Law  
3500 Independence Drive  
Birmingham, Alabama 35209

Inst # 1998-19193

**WARRANTY DEED JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:**

This Deed is made by and between Peggie J. Killingsworth, a married woman, hereinafter called "Grantor", and Sharon Lee Patterson and Edward L. Patterson, hereinafter called "Grantees".

The Grantor, for and in consideration of Eighty-Seven Thousand One Hundred Twenty and No/100 (\$87,120.00) Dollars in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantees as joint tenants with right of survivorship, the following described real estate located in Shelby County, Alabama:

Lot 2, according to the survey of Summerchase Commercial Village, Phase I, as recorded in Map Book 23, Page 138, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes, general and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Less and except any gas, oil, and mineral rights not owned by Grantor.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 99, Page 465; Deed Book 103, Page 168; Deed Book 174, Page 309; Deed Book 206, Page 220.
4. Right of Way granted to Shelby County, Alabama as recorded in Deed Book 102, Page 420 and Deed Book 174, Page 125.

The entire purchase price was paid from the proceeds of mortgages recorded herewith.

The property herein conveyed is not and never has been the homestead of Grantor or her spouse.

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,

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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.

Grantor, for herself and her successors, heirs and assigns, covenants with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 26 day of May, 1998.

  
Peggie J. Killingsworth

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Peggie J. Killingsworth, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, she executed the same voluntarily. Given under my hand and seal this 26 day of May, 1998.

  
Notary Public  
My Commission Expires: 1-5-99

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