

This instrument was prepared by

A. VINCENT BROWN, JR.  
510 North 18th Street  
Bessemer, AL 35020

File #9806-022

SEND TAX NOTICE TO:

KAREN PATTERSON  
113 CHESTNUT FOREST CIRCLE  
HELENA, ALABAMA 35080

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

07/08/1998-25879  
03:07 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$179,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HAMPTON HOMES, L.L.C., A LIMITED LIABILITY COMPANY (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto KAREN PATTERSON and RANDY A. PATTERSON, WIFE AND HUSBAND (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 10, ACCORDING TO THE SURVEY OF CHESTNUT FOREST, AS RECORDED IN MAP BOOK 22 PAGE 98 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Building setback line of 40 feet reserved from Chestnut Forest Circle as shown by plat.
3. Easements as shown by recorded plat, including 7.5 feet along the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-17943 in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 245 page 82 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 357 page 82 in Probate Office.
7. Oil and Gas Lease to Louisiana Exploration in Deed Book 339 page 146 with release of surface rights as set out in Misc. Book 55 page 151 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 22 page 98.

\$170,050.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THIS DEED IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT AND THAT SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and



its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by JOHN H. CLINE, its PRESIDENT, of HAMPTON HOMES, L.L.C., a limited liability company, who is authorized to execute this conveyance has hereto set its signature and seal, this the 30th day of June, 1998.

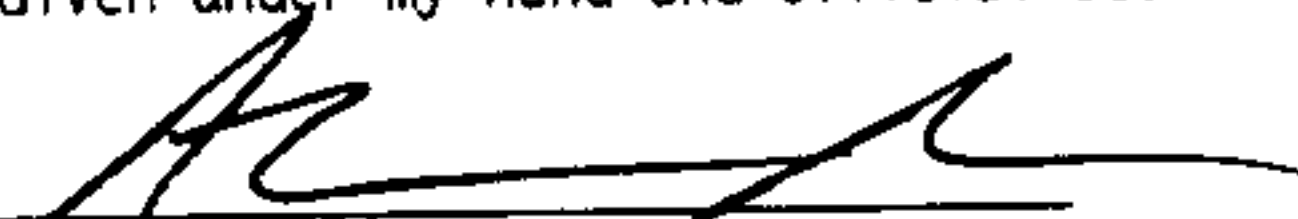
HAMPTON HOMES, L.L.C.

 (SEAL)  
JOHN H. CLINE, PRESIDENT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that JOHN H. CLINE whose name as PRESIDENT of HAMPTON HOMES, L.L.C., a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and official seal this 30th day of June, 1998.

  
Notary Public

My commission expires 11-28-99

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