

THIS INSTRUMENT WAS PREPARED BY:  
JAMES M. KENDRICK, ATTORNEY AT LAW  
15 Office Park Circle, Suite 100  
Birmingham, Alabama, 35223  
Phone: (205) 871-3116

SEND TAX NOTICE TO:  
Danny L. Sparks and  
Pamela L. Sparks  
145 Minnow Lane  
Shelby, Alabama 35143

**WARRANTY DEED**  
**(Jointly for life with rights of Survivorship)**

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF SEVENTY THOUSAND AND NO/100--(\$70,000.00)--  
DOLLARS, AND THE EXECUTION OF A NOTE AND PURCHASE MONEY MORTGAGE IN  
THE AMOUNT OF SIXTY NINE THOUSAND EIGHT HUNDRED FIFTY AND 70/100--  
(\$69,850.70)---DOLLARS to the undersigned grantor, in hand paid by the grantees herein, the receipt  
whereof is acknowledged, I, **Johnny Patterson, a married man**, (herein referred to as grantor), grant,  
bargain, sell and convey unto **Danny L. Sparks and wife, Pamela L. Sparks** (herein referred to as  
grantees), for and during their joint lives and upon the death of either of them, then to the survivor of  
them in fee simple, together with every contingent remainder and right of reversion, the following  
described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 24  
North, Range 15 East; thence run West along the South line of the said 1/4-1/4 for a distance of 726.27';  
thence turn an angle to the right of 93°, 27', 18" and run North for 181.32' to the point of beginning;  
thence continue along the last described course for 120.42'; thence turn an angle to the left of 33°, 37',  
04" and run North for 25.31'; thence turn an angle to the left of 91°, 31', 14" and run Southwest for  
101.13' ; thence turn an angle to the left of 12°, 33', 16" and run Southwest for 104.57'; thence turn an  
angle to the left of 83°, 40', 18" and run Southeast for 18.74'; thence turn an angle to the right of 55°, 41',  
41" and run Southwest for 39.08'; thence turn an angle to the left of 08°, 58', 40" and run Southwest for  
103.83'; thence turn an angle to the left of 137°, 52', 49" and run Northeast for 75.41" thence turn an  
angle to the right of 01°, 19', 48" and run Northeast for 147.97'; thence turn an angle to the right of 33°,  
49', 42" and run Northeast for 7.23' to the point of beginning. Contains 0.5852 Acres.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Ad Valorem Taxes for the year 1998, which said taxes are not due or payable until October 1, 1998.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property not owned by grantor, if any.
3. Transmission Line Permit(s) to Alabama Power Company as shown in instrument(s) recorded in Deed Book 237, Page 852 and Deed Book 244, Page 766 in Probate Office.

09/28/1998-37639  
11:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 11.50

Inst # 1998-37639

09/28/1998-37639  
11:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
902 CRH 11:50

4. Riparian Rights, if any, in and to the use of Lay Lake.
5. Less and except any part of the property lying within Lay Lake.
6. Flood rights of Alabama Power Company, if any.

The above described property is not the homestead of the Grantor nor the spouse of the Grantor.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of September, 1998.

Johnny Patterson (Seal)  
JOHNNY PATTERSON

STATE OF ALABAMA )

JEFFERSON COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Johnny Patterson, a married man**, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 16th day of September, 1998.

Samuel M. Kendal  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug. 31, 2002  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

(SEAL)