

THIS INSTRUMENT WAS PREPARED BY:
JAMES M. KENDRICK, ATTORNEY AT LAW
15 Office Park Circle, Suite 100
Birmingham, Alabama 35223
Phone: (205) 871-3116
WITHOUT BENEFIT OF TITLE EXAMINATION
OR SURVEY

✓ SEND TAX NOTICE TO:

Mr. Johnny Patterson

370 Gay Street

Jemison, Alabama 35085

Value 2,000
Inst # 1998-50415

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF ONE THOUSAND AND NO/100—(\$1,000.00)—DOLLARS AND ONE 1966 FORD MUSTANG, VIN# 6F070118490, to the undersigned Grantors, in hand paid by Grantee, the receipt whereof is acknowledged, we, **Danny L. Sparks and wife Pamela L. Sparks** (herein referred to as grantors), grant, bargain, sell and convey unto **Johnny Patterson**, (herein referred to as grantee), 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 1999, which said taxes are not due or payable until October 1, 1999.
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.
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.

12/18/1998-50415
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 13.00

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6. Flood rights of Alabama Power Company, if any.
7. Rights of others to use drive on westerly side of subject property as shown by the survey of Steve Gay dated 08/28/98 and the order of the court recorded in Instrument #1996-31892.
8. Encroachment(s) of boat house and pier off of the land as shown by the survey of Steve Gay dated 08/28/98.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 9th day of December, 1998.

Danny L. Sparks (Seal)
DANNY L. SPARKS

Pamela L. Sparks (Seal)
PAMELA L. SPARKS

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 **Danny L. Sparks and wife Pamela L. Sparks**, whose names 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 9th day of December, 1998.

James M. Kendra
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-31-2002

(SEAL)