

SEND TAX NOTICE TO:

(Name) Brian D. Patterson  
Joyce M. Patterson  
8414 Highway 155  
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNOLIA CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Nine Thousand, Nine Hundred and no/100-----DOLLARS

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

Nell L. Hamrick, a single person  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Brian D. Patterson and Joyce M. Patterson  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 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.

\$ 87,200.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-02542

01/20/1999-02542  
09:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 14.00

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, 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 grantor, 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of December, 19 98.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Nell L. Hamrick (Seal)  
Nell L. Hamrick

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nell L. Hamrick, a single person 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th

day of December, A. D., 19 98

[Signature]  
3-12-2001  
Notary Public

EXHIBIT "A"

A parcel of land located in the East 1/2 of the Northeast 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of Section 11, Township 24 North, Range 12 East; thence run South along the East line of Section 11 for 1171.88 feet to the point of beginning; thence continue along the last described course for 459.35 feet to a point on the North line of Alabama Highway No. 155; thence turn an angle to the right of 134 deg. 19 min. 16 sec. and run Northwest along the North right of way for 215.89 feet; thence turn an angle to the right of 49 deg. 40 min. 00 sec. and run North for 302.78 feet; thence turn an angle to the right of 83 deg. 14 min. 07 sec. and run East for 133.55 feet to the point of beginning; being situated in Shelby County, Alabama.

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