

4456

Inst # 1999-13609

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DOUGLAS M. ROBERTS  
304 KEVIN WAY  
BESSEMER, AL 35022

STATE OF ALABAMA)

COUNTY OF SHELBY)

04/01/1999-13609  
08:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 19.50

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SIXTY TWO THOUSAND and 00/100 (\$162,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, CRAYTON D. PATTERSON, JR., D/B/A PATTERSON HOMEBUILDERS (herein referred to as GRANTOR) do grant, bargain, sell and convey unto DOUGLAS M. ROBERTS and WENDY L. ROBERTS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION, THE HIGHLANDS, AS RECORDED IN MAP BOOK 11, PAGE 25 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. 35 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 10 FOOT EASEMENT ON SOUTHWEST, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS OR COVENANTS AS SHOWN ON DEED RECORDED IN INSTRUMENT #1996-38605, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 162, PAGE 381, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO SOUTH CENTRAL BELL, RECORDED IN REAL 133, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS OR COVENANTS RECORDED IN REAL 123, PAGE 133 AND REAL 133, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$153,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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 grantee, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CRAYTON D. PATTERSON, JR., D/B/A PATTERSON HOMEBUILDERS, has hereunto set his, signature and seal, this the 25th day of March, 1999.

  
CRAYTON D. PATTERSON, JR.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CRAYTON D. PATTERSON, JR., D/B/A PATTERSON HOMEBUILDERS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of March, 1999.

  
Notary Public

My commission expires: 9-29-00

Inst # 1999-13609

04/01/1999-13609  
08:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 19.50