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(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:

RICHARD A. PATTON
1411 ADAMS STREET
PELHAM, AL 35124

Inst # 2000-18518

06/06/2000-18518

08:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

NOV 11 11:38

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY ONE THOUSAND and 00/100 (\$121,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GREGORY GIBSON WILLS and SUSAN REAGAN WILLS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD A. PATTON, and KERI PATTON, 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, BLOCK 4, ACCORDING TO THE SURVEY OF BROOKFIELD, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT NOT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 30-FOOT BUILDING SETBACK LINE FROM ADAMS STREET ON LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. 20-FOOT EASEMENT ACROSS REAR OF LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
4. 10-FOOT EASEMENT ALONG EAST BOUNDARY LINE OF LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 121, PAGE 40; DEED BOOK 127, PAGE 504; DEED BOOK 245, PAGE 24 AND DEED BOOK 285, PAGE 280.
6. PERMIT TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 285, PAGE 719.
7. EASEMENTS AS TO UNDERGROUND CABLES AS RECORDED IN MISC. BOOK 7, PAGE 837.

8. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 8, PAGE 131.

\$120,938.00 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 GRANTORS, GREGORY GIBSON WILLS and SUSAN REAGAN WILLS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of May, 2000.


GREGORY GIBSON WILLS


SUSAN REAGAN WILLS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREGORY GIBSON WILLS and SUSAN REAGAN WILLS, HUSBAND AND WIFE, 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 31st day of May, 2000.


Notary Public

My commission expires: 7/11/02

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