

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Scott J. Humphrey, Esq.
3825 Lorna Road, Suite 202
Hoover, Alabama 35244

Michael T. Patton
135 County Road 1469
Cullman, Alabama 35058

STATE OF ALABAMA) PREPARED WITHOUT BENEFIT OF SURVEY
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Two Hundred Forty Thousand and No/100 (\$240,000.00) Dollars and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

ENID Y. GRIFFIN, A MARRIED WOMAN

(herein referred to as "Grantor"), do grant, bargain, sell and convey unto:

MICHAEL T. PATTON and AMANDA T. PATTON

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Survey of Inverness Green, as recorded in Map Book 21, page 6, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable.
2. 30 foot buffer on rear, as shown by recorded Map.
3. Easement for signage and landscaping on South corner, as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. 30 foot undisturbed buffer and setback line, as shown on the Survey of Paragon Engineering, Inc., dated 2-2-95.
6. Easement for Applecross Subdivision sign as shown on the survey of Paragon Engineering, Inc., dated 2-2-95.
7. Agreement recorded in Instrument 1995-7563 and Instrument 1995-14190, in the Probate Office of Shelby County, Alabama.
8. Terms and agreement recorded in Instrument 1997-23229, in the Probate Office of Shelby County, Alabama.

08/08/2000-26855
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 251.00

Inst # 2000-26855

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THAT OF HER SPOUSE.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal, this the 31st day of July, 2000.

Enid Y. Griffin

ENID Y. GRIFFIN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Enid Y. Griffin, 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 same bears date.

Given under my hand and official seal, this the 31st day of July, 2000.

[Signature]

Notary Public
My Commission Expires: _____

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Jan. 24, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.**

Inst # 2000-26855

**08/08/2000-26855
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 251.00**