

SEND TAX NOTICE TO:

(Name) Rodney L. Sartain  
4545 Little Ridge Drive  
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks  
#1 Independence Plaza, Suite 704  
 (Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of Five Hundred and no/100-----(\$500.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Rodney L. Sartain and wife, Patricia Leigh R. Sartain

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Rodney L. Sartain and Patricia Leigh R. Sartain

(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 attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

Inst # 2001-00530

01/05/2001-00530

12:37 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MMB 17.50

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, 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, we have hereunto set our hand(s) and seal(s), this 29th  
 day of December, xx2000

WITNESS:

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

Rodney L. Sartain (Seal)  
Rodney L. Sartain  
Patricia Leigh R. Sartain (Seal)  
by Rodney L. Sartain (Seal)  
Patricia Leigh R. Sartain, by Rodney L. Sartain, under that Power of Attorney dated 12/15/00 and recorded in Inst. 2001-00529.

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Rodney L. Sartain  
 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 he 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. xx2000

William H. Halbrooks  
 William H. Halbrooks

Notary Public

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said said county and in said state, hereby certify that Rodney L. Sartain, as attorney in fact for Patricia Leigh R. Sartain,, 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, he, in his capacity as attorney in fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of  
December , 2000 .



Notary Public

William H. Halbrooks

# EXHIBIT A

Lot 17, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, page 174, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Begin at the SE corner of said Lot 17, and run Northwesterly along the line between Lots 17 and 18 of said subdivision for a distance of 144.75 feet to a curve on the right of way of Cross Grove Circle, having a central angle of  $2^{\circ}25'56''$  and a radius of 329.79 feet; thence turn an interior counter clock-wise angle of  $91^{\circ}12'58''$  to the chord of said curve and run along the arc of said curve for a distance of 14.00 feet to a point; thence run in a Southwesterly direction for a distance of 145.72 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2001-00530

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17.50