

This instrument was prepared by:
Richard Shane Philpott
150 Mimosa Dr.
Helena, Alabama 35080

Send Tax Notice To: Richard Shane Philpott
150 Mimosa Dr.
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred dollars and Zero cents (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Shane Philpott, a single man and Diver M. Patterson and wife, Rosemary Patterson (herein referred to as grantors) do grant, bargain, sell and convey unto Richard Shane Philpott, a single man and Diver M. Patterson and Rosemary Patterson, husband and wife, Wanda F. Philpott, a single woman (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section, 110.00 feet; thence turn left 89 degrees 26 minutes 54 seconds and run Easterly 150.15 feet; thence turn right 24 degrees 43 minutes 26 seconds and run Southeasterly 18.10 feet; thence turn left 51 degrees 48 minutes 53 seconds and run Northeasterly 30.74 feet; thence turn left 89 degrees 22 minutes 18 seconds and run Northwesterly 115.51 feet; thence turn left 63 degrees 28 minutes 28 seconds and run 143.54 feet to the point of beginning.

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 hands and seals, this 19th day of December, 2001.

Rosemary Patterson (Seal)
Rosemary Patterson

Richard Shane Philpott (Seal)
Richard Shane Philpott

(Seal) Diver M. Patterson (Seal)
Diver M. Patterson

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Christopher Allen, a Notary Public in and for said County, in said State, hereby certify that Richard Shane Philpott, a single man and Diver M. Patterson and Rosemary Patterson, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2001.

, Notary Public

Inst # 2002-02229

01/14/2002 02229
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
13.50
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