

SEND TAX NOTICE TO:

(Name) Jeffrey S. Booth

(Address) 5434 Highway 16

Montevallo, AL 35115



20020801000358300 Pg 1/2 150.00  
Shelby Cnty Judge of Probate, AL  
08/01/2002 13:07:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Patricia K. Martin, PC

2090 Columbiana Rd.

(Address) Birmingham, Al. 35216

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-six thousand and no/100 (\$136,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Myra Jean Ingram Patterson, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeffrey S. Booth and Lark Booth

(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 for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Mineral and mining rights are reserved to Grantor herein.

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, I have hereunto set my hand(s) and seal(s), this 19 day of July, 2002

WITNESS:

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

Myra Jean Ingram Patterson  
MYRA JEAN INGRAM PATTERSON

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

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

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

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

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

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myra Jean Ingram Patterson, an unmarried woman 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of July, 2002

A. D.,

Patricia K Martin  
Notary Public

EXHIBIT A

**PARCEL 1**

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 12, Township 22 South, Range 3 West; thence run East along the South line of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and its extension for 1363.49' to a point on the East R/W of Shelby County Road 16; thence turn an angle to the left of  $92^{\circ}45'32''$  and run North along the East R/W for 165.19' to the point of beginning; thence continue along the last described course for 311.20'; thence turn an angle to the right of  $53^{\circ}10'25''$  and run Northeast for 146.31'; thence turn an angle to the right of  $39^{\circ}35'07''$  and run East for 88.66'; thence turn an angle to the left of  $90^{\circ}00'00''$  and run North for 73.31'; thence turn an angle to the right of  $90^{\circ}00'00''$  and run East for 1014.04'; thence turn an angle to the right of  $90^{\circ}00'00''$  and run South for 477.38'; thence turn an angle to the right of  $90^{\circ}00'00''$  and run West for 1200.48' to the point of beginning. Contains 12.8074 Acres.

**EASEMENT FOR WATER LINE**

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 12, Township 22 South, Range 3 West; thence run East along the South line of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and its extension for 1363.49' to a point on the East R/W of Shelby County Road 16; thence turn an angle to the left of  $92^{\circ}45'32''$  and run North along the East R/W for 534.24' to the point of beginning of the centerline of a 10' easement; thence turn an angle to the right of  $91^{\circ}21'30''$  and run Southeast for 74.90' to the end of said centerline.

**EASEMENT FOR ACCESS TO CREEK:**

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 12, Township 22 North, Range 3 West; thence run East along the South line of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and its extension for 1363.49' to a point on the East R/W of Shelby County Road 16; thence turn an angle to the left of  $92^{\circ}45'32''$  and run North along the East R/W for 165.19'; thence turn an angle to the right of  $92^{\circ}45'32''$  and run East for 1200.48'; thence turn an angle to the left of  $90^{\circ}00'00''$  and run North for 40.00' to the point of beginning; thence continue North for 30.00'; thence turn an angle to the right of  $90^{\circ}00'00''$  and run East to the centerline of Spring Creek; thence run South along the centerline of Spring Creek for 30'; thence run West to the point of beginning.