


SEND TAX NOTICES TO:

John Wood & Jill Wood
2502 Crestwood Circle
Pelham, Alabama 35124


20040304000111870 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
03/04/2004 10:14:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Sixty-Two Thousand and no/100 Dollars (\$162,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **ANDREW J. PATRICK, IV** and wife, **MARTHA M. PATRICK**, (herein referred to as "Grantor"), grants, bargains, sells, and conveys unto, **JOHN WOOD and JILL WOOD**, (herein referred to as "Grantees") their interest in the following described real estate situated in Jefferson County, Alabama, as tenants in common with equal rights and interest for the period or term that said Grantees shall both survive and unto the survivor of the said Grantees at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees. The property is described as follows:

Lot 13, according to the Survey of Chaparral Second Sector, as recorded in Map Book 8, Page 142, in the Probate Office of Shelby County, Alabama

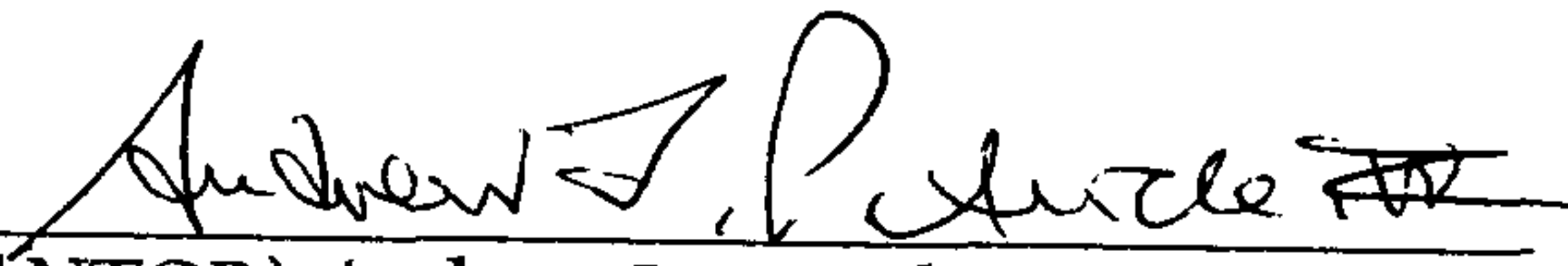
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.

\$162,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to said Grantees, as tenants in common and with equal rights and interest for the period or term that the Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantors are lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 27th day of February, 2004.

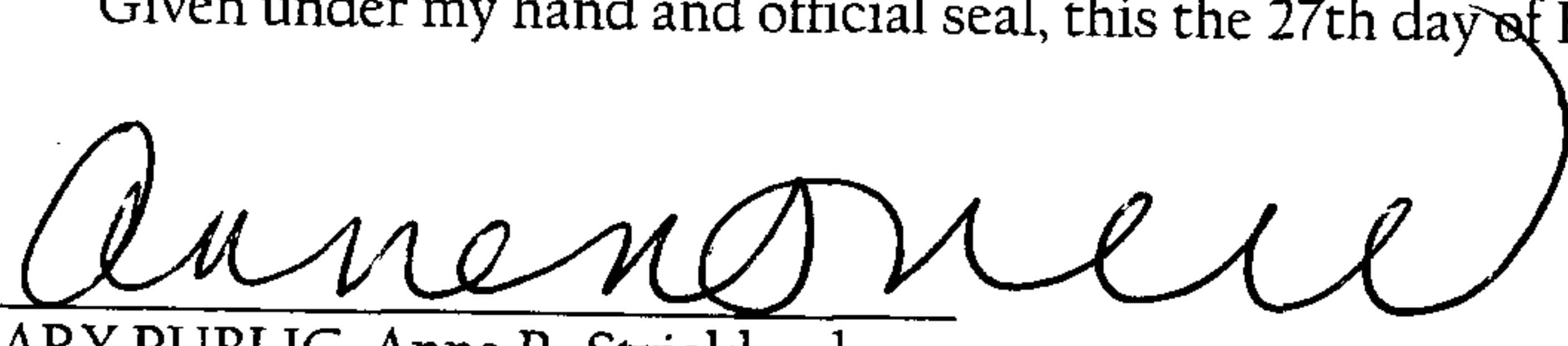

(GRANTOR) Andrew J. Patrick, IV


(GRANTOR) Martha M. Patrick

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Andrew J. Patrick, IV and Martha M. Patrick, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of February, 2004.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244