

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To: Tyler Gentry Construction, Inc. P.O. Box 921 Calera, AL 35040

STATE OF ALABAMA	)	GENERAL WARRANTY DEED
COUNTY OF SHELBY	)	

**KNOW ALL MEN BY THESE PRESENTS**: That, for and in consideration of **TEN THOUSAND** (\$10,000.00), and other good and valuable consideration, this day in hand paid to the undersigned **Edward Patterson**, a married man (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tyler Gentry Construction**, **Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:



## See Exhibit "A" attached hereto and made a part hereof

## Subject To:

Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the Grantor nor his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'Ssuccessors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **20th** day of **June**, **2005**.

Edward Patterson

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Edward Patterson, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of June, 2005.

NØTARY PUBLIC

My Commission Expires:

S NOMARY BUBLIC

TETT





EXHIBIT "A"

From a concrete post marking the Southwest corner of the Northwest ¼ of the Southeast ¼, Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, run along the West ¼ - ¼ section line N-01°52′46″W for 900.49 feet; Thence run N-88°27′21″E for 2.70 feet to the Northerly right of way line of Co. Rd 8; Thence run along said Road line N-50°49′47″E for 128.66 feet to the beginning point; from said point continue said course along said road line for 357.96 feet to the point of intersection of said line with the West right of way line of Co. Rd 73; Thence run along the latter stated road line N-16°34′37″E for 131.47 feet; Thence leave said road and run S-88°07′14″W for 431.47 feet; Thence run S-01°53′05″E for 6.50 feet; Run thence S-19°17′11″E for 350.93 feet, back to the beginning.

LESS and EXCEPT the following described parcel: From the Southwest corner of the above described parcel of land as beginning point, run along the West line of said parcel N-19°17'11"W for 350.93 feet; Thence run N-01°53'05"E for 6.50 feet; Thence run N-88°07'14"E for 63.24 feet; Thence run S-32°26'28"E 298.44 feet to the North right of way line of Co. Rd. 8; Thence run along said road line S-50°49'47"W for 144.64 feet, back to the beginnin point.

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Situated in Shelby County, Alabama.