This Instrument Prepared By:
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Timothy A. Patterson & Julie G. Patterson 17 Monte Tierra Trail Alabaster, AL 35007

STATE OF ALABAMA)	
		WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY		WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of <u>One Hundred Twenty-Three Thousand & 00/100 Dollars</u> (\$123,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Charles W. Douglas and wife, Terri L. Green Douglas, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Timothy A. Patterson and wife, Julie G. Patterson, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 17 according to the survey of Monte Tierra as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF COUNTRYWIDE HOME LOANS, INC., IN THE SUM OF \$123,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 26th day of February, 2007.

GRANTOR

Charles W. Douglas

_(L.S.)

Terri L. Green Douglas

STATE OF ALABAMA

SHELBY COUNTY

) ACI

ACKNOWLEDGMENT

20070307000104480 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/07/2007 01:34:30PM FILED/CERT

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Charles W. Douglas and Terri L. Green Douglas*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND ORFICIAL SEAL OF OFFICE on this the 26th

day of February, 2007.

NOTARY PUBLIC

My Commission Expires: