

Prepared by:
MALCOLM S. McLEOD, Esq
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
T. Hayes Patrick & Lyndsey Patrick
280 Allen Rd.
Brandon, MS 39042

STATE OF ALABAMA)	
)	JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$155,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **ROBERT J. ANCHORS**, a married man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **T. HAYES PATRICK and LYNDSEY PATRICK** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 14, in Block 5, according to the Survey of Oak Mountain Estates, Fifth Sector as recorded in Map Book 5, Page 124, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of the Grantor.

\$123,000.00 of the purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to:

- 1) 30-foot building setback line along Overhill Drive and Creekview Drive as shown on the recorded map of said subdivision.
- Covenants, conditions, and restrictions as set forth in instrument document recorded in Misc. Book 4, page 14.
- Transmission Line Permit to Alabama Power Company recorded in Deed Book 108, Page 379.
 - Permit to South Central Bell recorded in Deed Book 280, Page 641.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 285, page 752 in the Probate Office of Shelby County, Alabama.
- Easement to the City of Pelham recorded in Real Book 111, Page 69.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs 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, which are not yet due and payable, and except for any Restrictions, Exceptions and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 24th day of October, 2007.

ROBERT J. ANCHORS

COUNTY OF JEFFERSON

STATE OF ALABAMA)

Shelby County, AL 11/01/2007 State of Alabama

Deed Tax:\$33.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ROBERT J. ANCHORS**, 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 24th day of October, 2007.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF ALAHAMA AT LARGE MY COMMISSION EXPIRES: Aug 15, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

THE PROPERTY OF THE PROPERTY O