

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

Send Tax Notice:
Myra Jean Ingram Patterson
5494 Hwy 16
Montevallo, AL 35115

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand & 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Myra Jean Ingram Patterson**, a single person, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Myra Jean Ingram Patterson, Jeffery Keith Patterson, and Julie Lynne Byrnes**, 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:

See attached legal description marked as Exhibit "A"

This instrument is executed for the purposes of creating a joint tenancy with rights of survivorship with the Grantor's children.

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 25 day of July, 2008.

GRANTOR

Myra Jean Ingram Patterson (L.S.)
Myra Jean Ingram Patterson

STATE OF ALABAMA)
SHELBY COUNTY)
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Myra Jean Ingram Patterson, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25 day of July, 2008.

20080819000333810 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/19/2008 02:32:51PM FILED/CERT

NOTARY PUBLIC

My Commission Expires: 5/13/2012

EXHIBIT "A"
LEGAL DESCRIPTION

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 $\frac{1}{4}$ for 1364.49 feet to a point on the East R/W of Shelby County Road No. 16; thence turn an angle to the left of 92 degrees 45 minutes 32 seconds and run North along the East R/W of said road for 1095.03 feet to the point of beginning; thence continue along the last described course for 208.71 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run East for 208.71 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run South for 208.71 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run West for 208.71 feet to the point of beginning; being situated in Shelby County, Alabama.

According to the Survey of Steven H. Gay, Reg. No. 17522, dated December 9, 2002.



20080819000333810 2/2 \$20.00
Shelby Cnty Judge of Probate,AL
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