

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
James W. Patterson & Laura Patterson
380 Big Rock Drive
Montevallo, AL 35115

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$365,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Riggins Parker and Kim Parker, husband and wife, whose mailing address is 405 KNIGHTSBRIDGE ALABASTER AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James W. Patterson and Laura G.R. Patterson, whose mailing address is 380 Big Rock Drive, Montevallo, AL 35115 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 380 Big Rock Drive, Montevallo, AL 35115; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.


TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$275,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of August, 2012.

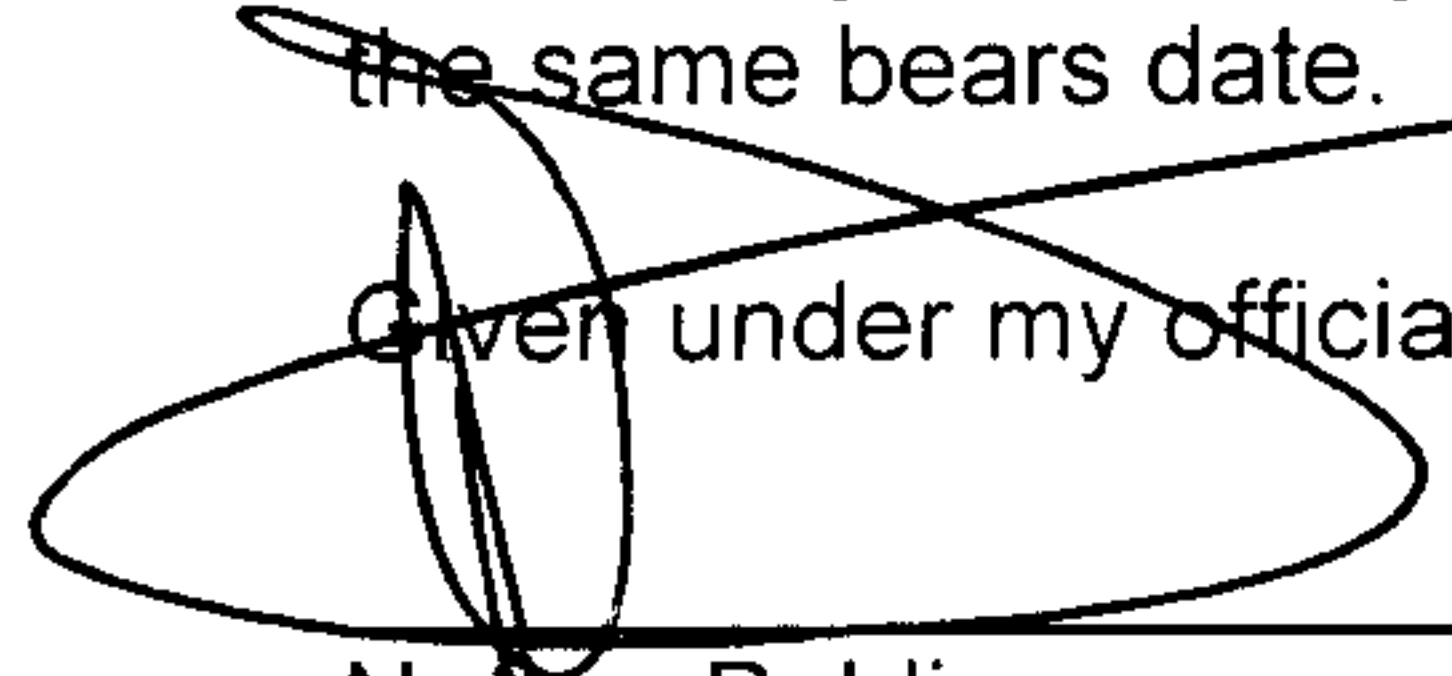


Riggins Parker


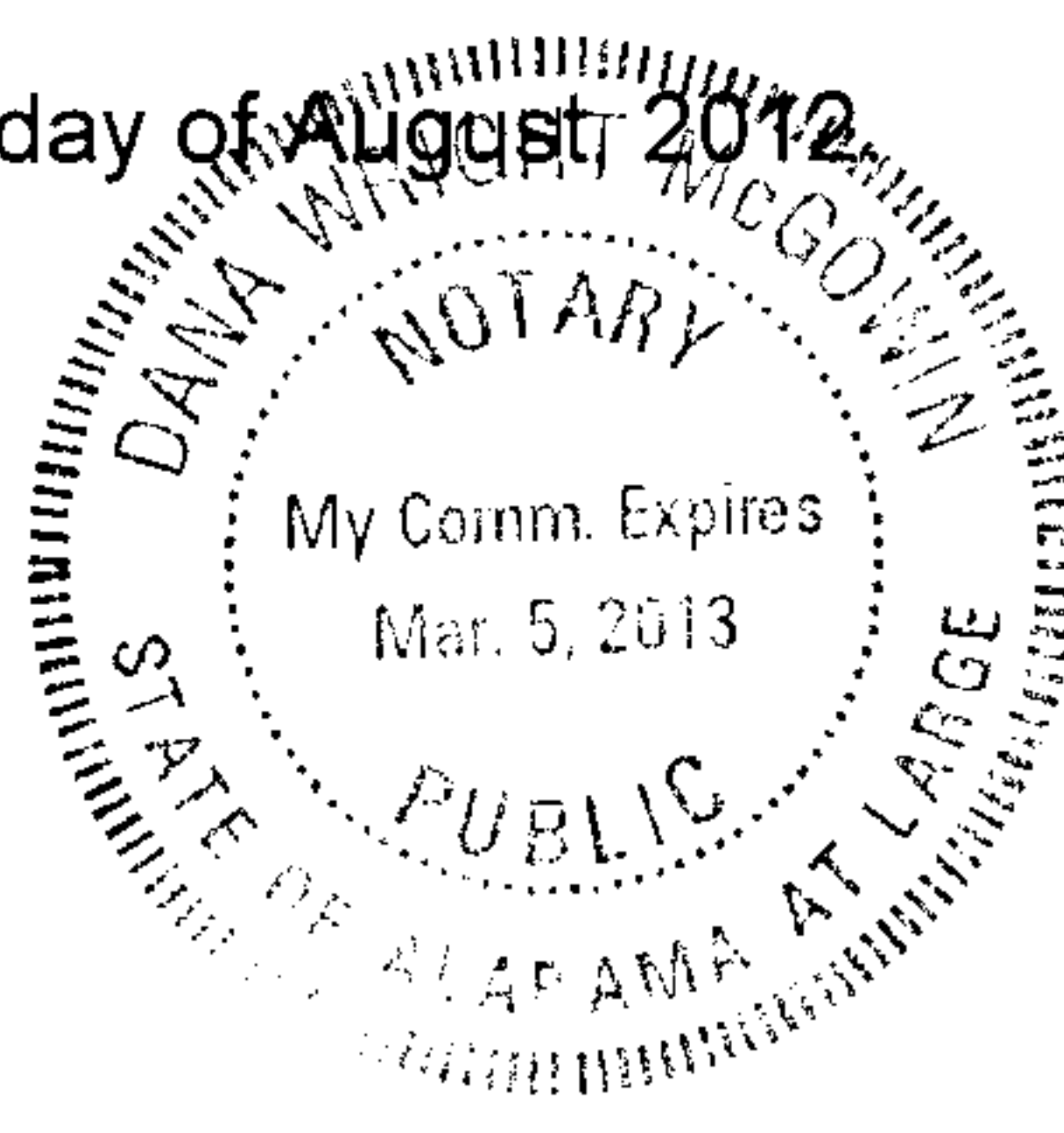
Kim Parker

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Riggins Parker and Kim Parker, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.



Notary Public
Commission Expires: 3/5/13



Shelby County, AL 09/07/2012
State of Alabama
Deed Tax: \$90.00

S11-3292



20120907000338780 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
09/07/2012 10:34:59 AM FILED/CERT

EXHIBIT "A"
Legal Description

Commence at the point of beginning at the Southeast corner of Section 12, Township 22 South, Range 3 West; run thence North 86 degrees 52 minutes 48 seconds West for 332.41 feet; run thence North 86 degrees 51 minutes 38 seconds West for 332.29 feet; run thence North 00 degrees 30 minutes 40 seconds East for 1335.22 feet; run thence South 86 degrees 51 minutes 43 seconds East for 331.43 feet; run thence South 86 degrees 48 minutes 12 seconds East for 332.41 feet to a point known as the Northeast corner of the Southeast ¼ of the Southeast ¼ off Section 12, Township 22 South, Range 3 West; run thence South 00 degrees 28 minutes 23 seconds West for 1334.83 feet to the point of beginning; being situated in the Southeast ¼ of Section 12, Township 22 South, Range 3 West, of the Huntsville Principle Meridian, Shelby County, Alabama.

Also, an easement, as created by that certain deed recorded in Deed Book 154, Page 996, for the purpose of providing the right to use as a means of ingress and egress to and from the land hereby conveyed the present farm road running generally Southwesterly across the South ½ of SE ¼ of Section 12, Township 22 South, Range 3 West, which said road intersects the Calera-Montevallo dirt road; said center line being more particularly described on survey of Joe E. McKinley, dated October 5, 1987, described as follows: Commence at the Southeast corner of Section 12, Township 22 South, Range 3 West; run thence North 86 degrees 52 minutes 48 seconds West for 332.41 feet; run thence North 86 degrees 51 minutes 38 seconds West for 332.29 feet; run thence North 00 degrees 30 seconds East for 940.74 feet to the center line of existing field road and the point of beginning; run thence South 37 degrees 04 minutes 17 seconds West for 55.59 feet; run thence South 61 degrees 59 minutes 12 seconds West for 35.50 feet; run thence South 61 degrees 15 minutes 59 seconds West for 25.44 feet; run thence South 72 degrees 08 minutes 50 seconds West for 118.00 feet; run thence South 62 degrees 49 minutes 15 seconds West for 57.66 feet; run thence South 75 degrees 42 minutes 24 seconds West for 28.25 feet; run thence South 81 degrees 28 minutes 25 seconds West for 69.42 feet; run thence North 82 degrees 07 minutes 44 seconds West for 89.91 feet; run thence North 75 degrees 27 minutes 20 seconds West for 106.36 feet; run thence South 73 degrees 15 minutes 36 seconds West for 75.10 feet; run thence South 87 degrees 56 minutes 15 seconds West for 127.78 feet; run thence South 75 degrees 17 minutes 19 seconds West for 60.96 feet; run thence South 30 degrees 04 minutes 08 seconds West for 99.00 feet; run thence South 75 degrees 35 minutes 14 seconds West for 50.08 feet; run thence North 89 degrees 18 minutes 58 seconds West for 95.68 feet; run thence South 76 degrees 33 minutes 02 seconds West for 73.76 feet; run thence South 57 degrees 50 minutes 38 seconds West for 48.62 feet; run thence South 32 degrees 37 minutes 21 seconds West for 117.30 feet; run thence South 14 degrees 15 minutes 09 seconds for 68.87 feet; run thence South 19 degrees 11 minutes 03 seconds West for 139.19 feet; run thence South 60 degrees 26 minutes 15 seconds West for 22.08 feet; run thence South 75 degrees 51 minutes 21 seconds West for 134.41 feet; run thence South 60 degrees 41 minutes 08 seconds West for 70.32 feet to the center line of County Road No. 16; being situated in Shelby County, Alabama.



20120907000338780 2/2 \$105.00
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