

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

20160701000229800
07/01/2016 12:38:15 PM
DEEDS 1/2

Send Tax Notice To:
Eric + Nancy Patterson
3641 Tall Timber Dr.
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$295,000.00, 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 Cassie Jo Jacobs and Joshua R. Jacobs wife and husband, whose mailing address is

301 Ridge Road, Homewood, AL 35209

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard E. Patterson and Nancy I. Patterson, whose mailing address is

3641 Tall Timber Dr., Birmingham, AL 35242 (herein referred to 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 3641 Tall Timber Drive, Birmingham, AL 35242; 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: \$280,250.00 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 29th day of June, 2016.

Cassie Jo Jacobs
Joshua R. Jacobs

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Cassie Jo Jacobs and Joshua R. Jacobs, 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.

Given under my official hand and seal this the 29th day of June, 2016.

[Signature]
Notary Public
Commission Expires: 12-29-2019

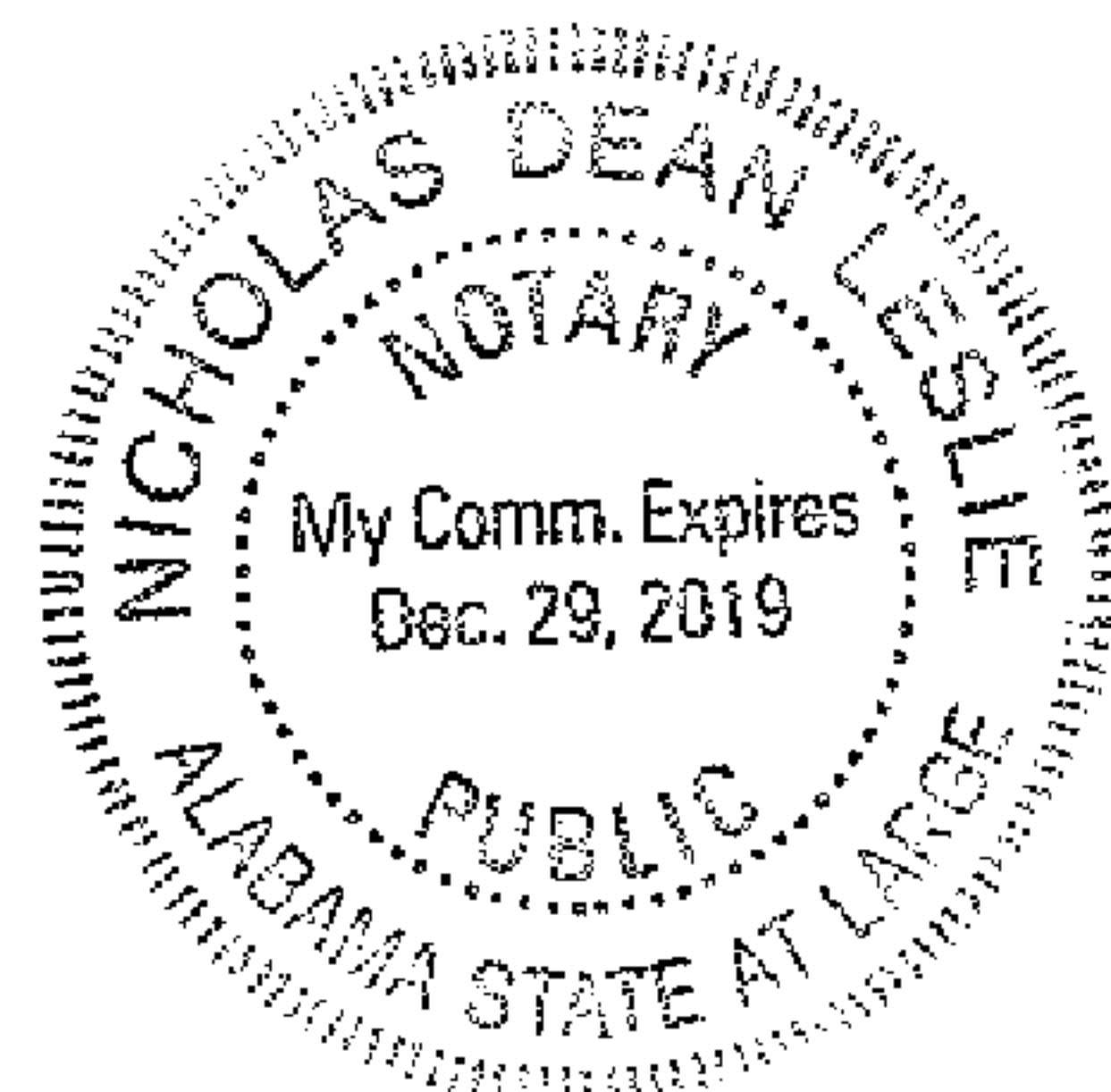
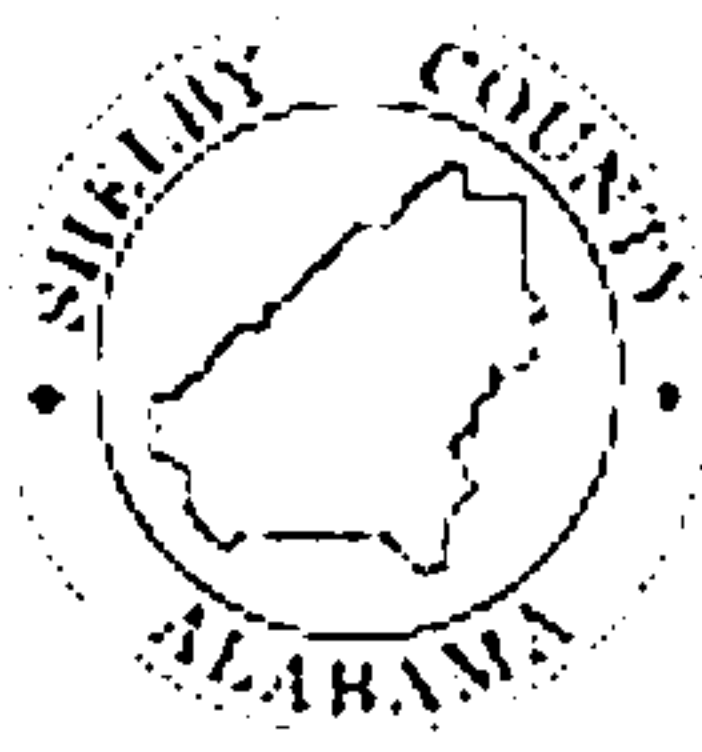


EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Southern Pines 6th Sector, as recorded in Map Book 9, Page 107, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/01/2016 12:38:15 PM
\$33.00 CHERRY
20160701000229800

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.