

This instrument was prepared by
(Name) Gene W. Gray, Jr.
2100 16th Avenue, South
(Address) Birmingham, Alabama 35205

1347
Send Tax Notice To: Margaret W. Patton
name 3024 Riverwood Terrace
Birmingham, AL 35242
address #10-2-03-0-001-057.102

WARRANTY DEED-

LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand and no/100 Dollars
and the assumption of the below described mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, James Rowell and wife, Mary M. Rowell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Margaret W. Patton

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot G, Block 9, according to the survey of Riverwood Seventh
Sector, as recorded in Map Book 9, Page 81, in the Probate
Office of Shelby County, Alabama, together with an undivided
1/106 interest in the common area set forth in Declaration
recorded in Misc. Vol. 39, Page 880, in said Probate Office.

The Grantee agrees to assume that certain mortgage from James Rowell
and Mary M. Rowell to First Guaranty Mortgage Corporation, filed for
record 7-7-86, recorded in Real Volume 079, Page 423, in the Probate
Office of Shelby County, Alabama, and corrected and re-recorded by
Real Volume 094, Page 459 filed for record 10-8-86 in the said Pro-
bate Office and transferred and assigned to Colonial Mortgage Company
by Real Volume 154, Page 554 filed for record 10-8-87 in the said
Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or 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.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 17th
day of December, 1987.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 DEC 18 PM 12:30
JUDGE OF PROBATE

STATE OF ALABAMA
Jefferson COUNTY }

I, Gene W. Gray, Jr.
hereby certify that James Rowell and Mary M. Rowell
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 17th day of

James Rowell (Seal)
James Rowell
Mary M. Rowell (Seal)
Mary M. Rowell

General Acknowledgment

, a Notary Public in and for said County, in said State,

known to me, acknowledged before me
executed the same voluntarily

December, A. D., 1987

Notary Public

BOOK 164 PAGE 177