

94039B . . .

Send Tax Notice to:
Name:
Address:

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Sixty-One Thousand Nine Hundred Dollars and 00/100's (\$161,900.00) cash to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, Louise P. Robinson and Clyde E. Blackburn, in a representative capacity as Co-Executors of the Estate of Gladys Price Blackburn, deceased, Probate Case No. 32-023, herein referred to as GRANTORS, do hereby grant, bargain, sell and convey unto Scott Alan Patten and Laurie Werner Patten, hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

Lot 27, according to the Survey of Unit 1, Meadow Brook, Seventh Sector, as recorded in Map Book 8, Page 151, in the Probate Office Shelby County, Alabama.

The within conveyance is subject to the following exceptions:

1. Ad valorem taxes for the years 1994 and subsequent years are a lien, said taxes are not due and payable until October 1, 1994.
2. Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

\$145700 of the above recited consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

Inst # 1994-06601

03/01/1994-06601
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.50

IN WITNESS WHEREOF, the said Louise P. Robinson and Clyde E. Blackburn, as Co-Executors of the Estate of Gladys Price Blackburn, deceased, have hereunto set their hands and seals on the respective date contained in each of their separate acknowledgements set forth hereinbelow.

Louise P. Robinson (SEAL)
Louise P. Robinson, as
Co-Executor of the Estate of
Gladys Price Blackburn, Deceased

Clyde E. Blackburn (SEAL)
Clyde E. Blackburn, as
Co-Executor of the Estate of
Gladys Price Blackburn, Deceased

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Louise P. Robinson, in his/her representative capacity as Co-Executor of the Estate of Gladys Price Blackburn, deceased, 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 conveyance, he/she, in his/her capacity as such Co-Executor, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this the 1st day of FEBRUARY, 1994.

H. H. W. W. W.
Notary Public
My commission expires: 1-24-95

STATE OF South Carolina)
Anderson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Clyde E. Blackburn, in his/her representative capacity as Co-Executor of the Estate of Gladys Price Blackburn, deceased, 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 conveyance, he/she, in his/her capacity as such Co-Executor, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this the 31 day of January, 1994.

Billy B. Beckley
Notary Public
My commission expires: 12-2-1995

This instrument was prepared by:
Thomas E. Norton, Jr.
Attorney at Law
2700 Highway 280 South, Suite 250E Inst # 1994-06601
Birmingham, Alabama 35223

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ALL NOTARIES & SAMOCHT