

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

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see mtg 2/1
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STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --ONE THOUSAND, FOUR HUNDRED FIFTY and NO/100 DOLLARS and EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$3,500.00

to the undersigned grantor,

INDIAN SPRINGS RANCH

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

HOWARD DAVID PATTON, Jr. and wife, BARBARA ANN PATTON

(herein referred to as GRANTEEES) 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.



Lot 7 in Block 7, in First Addition to Indian Springs Ranch, situated in Section 33, Township 19, South, Range 2 West, in Shelby County, Alabama, according to the map of same filed in Map Book 4, Page 35, in the Probate Office of Shelby County, Alabama, on March 10, 1959, subject to easements of record and restrictions of record as amended in that certain deed from Indian Springs Ranch Corporation to Walter Emmett Perry, Jr., dated March 28, 1959, and recorded in Deed Book 200, Page 283, in the Probate Office of Shelby County, Alabama.



Subject to: Utility easement to Alabama Power Co. and Southern Bell Telephone and Telegraph Company dated October 6, 1958, and recorded in Deed Book 198, Page 491, in the Probate Office of Shelby County, Alabama; Restrictions dated March 5, 1959, and recorded in Deed Book 199, Page 511, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
RECORDED & PAID TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Correll M. Dandrea
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, F. E. Richardson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of February 1963 INDIAN SPRINGS RANCH CORPORATION

ATTEST:

Emmett W. Cloud

Secretary

By

F. E. Richardson
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that F. E. Richardson whose name as President of Indian Springs Ranch Corporation a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 26th day of February 1963

William T. Hays
Notary Public

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