

This instrument was prepared by

7077

(Name) William J. Wynn

(Address) 720 Massey Building, Birmingham, Al. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See M79 356-472

That in consideration of Twenty Six Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John J. Swift, Jr., an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jackie L. Patterson and wife, Johnnie D. Patterson

(herein referred to as GRANTEES) 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 to-wit:

Lots 7 and 8, Blueberry Estates, as recorded in Map Book 5, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT the South 37.3 feet of Lot 7. Situated in the town of Pelham, Shelby County, Al.  
Subject to:

1. Ad Valorem taxes due and payable October 1, 1976.
2. Covenants, conditions, set back line, permits and easement of record.
3. Title to all minerals underlying caption lands with mining rights and privileges belonging thereto.

\$26,500.00

of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

19760723000068710 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/23/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 JUL 23 AM 9:08  
See M79 356-472  
Judge of Probate

BOOK 300 PAGE 28  
TO HAVE AND TO HOLD to the said GRANTEES 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 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, I have hereunto set my hand(s) and seal(s), this 20th day of July, 1976

WITNESS:

[Signature] (Seal)  
(Seal)  
(Seal)

X [Signature] (Seal)  
JOHN J. SWIFT, JR., an unmarried man (Seal)  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Jane Shading, Jr., a Notary Public in and for said County, in said State, hereby certify that John J. Swift, Jr., an unmarried man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, A. D., 1976

[Signature] Notary Public.