

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

1214

That in consideration of Forty-Seven Thousand Five Hundred and no/100-----Dollars

to the undersigned grantor, Scott & Williams Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Randy A. Patterson and wife, Sandra K. 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;

Lot 4, according to the Survey of SCOTTSDALE, as recorded in Map Book 6, Page 101 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Restrictive covenants and conditions filed for record on August 13, 1976, in Misc. Book 16, Page 429.
3. 35-foot building set back line from Todd Circle and Scottsdale Drive.
4. Utility easements as shown on recorded map of said subdivision.
5. Transmission line permit to Alabama Power Company dated Feb. 28, 1944, recorded in Deed Book 124, Page 552, and permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. dated August 9, 1976, recorded in Deed Book 300, Page 744, in Probate Office.

\$37,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
09/02/1977 12:00:00AM FILED/CERT

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, A. C. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 1977

ATTEST:

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
7 SEP -2 AM 8:11
JUDGE OF PROBATE
Secretary

SCOTT & WILLIAMS CO., INC.

By *A. C. Scott* (President)
President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that A. C. Scott whose name as President of Scott & Williams Co., Inc. 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 30th day of August

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William H. Halbrooks
Notary Public