This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

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1979110600014550 0 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/06/1979 12:00:00AM FILED/CERT

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen thousand one hundred twenty five and 60/100 ($15,125.60) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 376, page 773, Probate Office of Shelby County, Alabama.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Thomas Stetten Patton and wife, Mary Patton
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

Lot 51, Block 2, according to the Plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.
Minerals and mining rights excepted.
Subject to taxes for 1980.
Subject to restrictions, easements and agreements of record.

$ 15,125.60 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Mortgage dated April 12, 1978, and filed for record April 13, 1978, in the office of the Judge of Probate, Shelby county, Alabama, in Book 376, page 773, and note of even date thereby secured, in the original principal amount of $60,000.00, payable to Molton, Allen & Williams, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Thomas Stetten Patton and Mary Patton under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

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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 2nd day of November, 1979.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 NOV -6 AM 8:49
JUDGE OF PROBATE

(Seal) THOMAS STETTEN PATTON (Seal)

(Seal) MARY PATTON (Seal)

(Seal) (Seal)

Rec. 1.50
Ind. 1.00
2.50

Security 398-36

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, LARRY L. HALCOMB, a Notary Public in and for said County, in said State, hereby certify that THOMAS STETTEN PATTON AND WIFE, MARY PATTON 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 2nd day of November A. D., 1979

Notary Public.

My Commission Expires January 23, 1982

Larry Halcomb