

This instrument was prepared by

(Name) Dorothy E. Davis

(Address) 1021 So. 21st Street, Birmingham, AL 35205

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:

19800211000016650 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/11/1980 00:00:00 FILED/CERTIFIED

That in consideration of Forty-One Thousand Six Hundred Six & 22/100 - - Dollars Cash and assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gerald E. Caudill and wife, Maude C. Caudill

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Randall L. Patterson, an unmarried man

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

Lot 11-A, according to Altadena Park Resurvey, as recorded in Map Book 5, Page 111, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Minerals and mining rights excepted.

The above property is conveyed subject to:

Taxes for the current year.

Restrictive covenants and conditions filed for record in Misc. Book 2, Page 604, and amended restrictions recorded in Misc. Book 13, Page 420, in Probate Office.

35 foot building set back line from Old Caldwell Mill Road.

Utility easements as shown on recorded map.

Transmission line permit to Alabama Power Company recorded in Deed Book 220, Page 43, in Probate Office.

Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.

Mortgage from Gerald E. Caudill and wife, Maude C. Caudill, to Birmingham Federal Savings & Loan Association, recorded in Mortgage Book 352, Page 565, in the Probate Office of Shelby County, Alabama, which Grantee hereby assumes and agrees to pay.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1980 FEB 11 AM 8:58

Rec. 150
Ind. 100
250

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 25th day of January, 1980.

STATE OF ALA. JEFFERSON CO
I CERTIFY THIS INSTRUMENT

REAL 1872 PAGE 834

JAN 29 8 49 AM '80

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STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald E. Caudill and wife, Maude C. Caudill, 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 25th day of January, A.D., 1980.

Dorothy B. Ellis
my comm. exp. 11/91 Notary Public.

Jack A.