



american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Ed A. Polston, Bank of the Southeast

(Address) 305 No. 20th. Street, Birmingham, Al. 35203

19800710000075350 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
07/10/1980 00:00:00 FILED/CERTIFIED

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,

That in consideration of One hundred forty-nine thousand and no/100 ---(\$149,000.00) DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES W. PATTON AND DOROTHY L. PATTON

(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 2, according to the survey of the Amended Map of First Addition to Riverchase  
Country Club Residential Subdivision, as recorded in Map Book 7, page 115, in the  
Probate Office of Shelby County, Alabama.

Subject to:  
Taxes due in the year 1980 which are a lien but not due and payable until October  
1, 1980.

Mineral and mining rights and rights incident thereto recorded in Vol. 127, page  
140, in the Probate Office of Shelby County, Al.

Restrictions recorded in Vol. 17, page 550; Misc. Vol. 22, page 758, and amended by  
Misc. Vol. 34, page 549, in said Probate Office.

Easement to South Central Bell recorded in Vol. 300, page 254, in said Probate Office.

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, have hereunto set hand(s) and seal(s), this 8th  
day of July, 1980

WITNESS: *Doc 117 1103 - 210*

*Recd TAX 16.00*  
*15.00*  
*18.50*  
(Seal)

*Dana Shirader*  
(Seal)

*Dana Shirader*  
(Seal)

ALPINE BUILDERS, INC. (Seal)

BY: (Seal)

Its: (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

I, Dana Shirader, a Notary Public in and for said County, in said State,  
hereby certify that *75 11 000000*  
whose name *75 11 000000* signed to the foregoing conveyance, and who *75 11 000000* known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance *75 11 000000* executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this *10* day of *July*, A. D., 19*80*

B.T. 1  
MY COMMISSION EXPIRES *1980*  
*Dana Shirader*  
Notary Public.

10 JUL 10 AM 8:39

General Acknowledgment