

This instrument is prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
3542 OLD MONTGOMERY HIGHWAY
(Address) HOMEGOOD, ALABAMA 35209

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Shelby Cnty Judge of Probate, AL
12/05/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Ten thousand and no/100 (\$10,000.00) DOLLARS and the assumption of the mortgage recorded in Volume 370, page 329, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Donald Wayne Blackstock, a single man

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

James E. Patton and Barbara B. Patton

(herein referred to as GRANTEEES) 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 143, CHANDALAR SOUTH, Third Sector, according to the plat thereof recorded in Map Book 6, Page 68, of the records in the Office of the Judge of Probate Court of Shelby County, Alabama.

Subject to taxes for 1981.

Subject to restrictions, easements, building lines and rights of way of record.

Donald Wayne Blackstock is the surviving grantee of that certain deed recorded in Volume 308, page 312; the other grantee, Ben J. Rowell, having died on or about the 11 day of July 1980.

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BOOK

2 By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

TO HAVE AND TO HOLD to the said GRANTEEES 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 (X) do for myself (X) and for my (X) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (X) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (X) have a good right to sell and convey the same as aforesaid; that I (X) will and my (X) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 2nd day of December 1980.

WITNESS: STATE OF ALA. SHELBY CO. Deed in 10-2
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal) F.C. 150 Donald Wayne Blackstock
12-2 DONALD WAYNE BLACKSTOCK (Seal)
1980 DEC -5 AM 8:36 (Seal) 1/2 58 (Seal)

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 Donald Wayne Blackstock, a single 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 2nd day of

December 1980 A. D. 1980

Larry L. Halcomb
Notary Public