

(Name) W. A. Jenkins, Jr., Attorney Address 1718 Anchor Circle

(Address) 300 Frank Nelson Building, Birmingham, Alabama 35203 Zip 35007

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-one Thousand Four Hundred and no/100 -----DOLLARS (\$71,400.00)

to the undersigned grantor, B & D Quality Homes, 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

Michael H. Patton and wife, Karen C. 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 46, according to the survey of Portsouth, 3rd Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1981.
2. 10' Easement on south and east as shown by recorded map.
3. Mineral and mining rights and rights as to East 1/2 of SE; SE/NE Section 27, Township 20, Range 3 West as recorded in Volume 259, Page 171, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Vol. 318, Page 11, in said Probate Office.
5. Agreement to Alabama Power Company recorded in Misc. Vol. 29, Page 40 in said Probate Office.
6. Restrictions recorded in Misc. Vol. 29, Page 406, and Misc. Vol. 29, Page 557, in said Probate Office.

\$64,000.00 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
06/08/1981 00:00:00 FILED/CERTIFIED

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of June 1981

ATTEST:

SECRETARY B & D QUALITY HOMES, INC.

By

[Signature]
President

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Deer. 7.50
Rec. 1.50
Ind. 1.00
Total 10.00

Security 413-96

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED

State, hereby certify that whose name as President of B & D Quality Homes, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 8th day of June 1981

[Signature]
Notary Public

Engel Mtg. Co.