

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Charles A. J. Beavers, Jr.
813 Shades Creek Parkway
 ADDRESS Birmingham, Alabama 35209

Mark Thomas Patton and Teri Dash Patton
2933 Riverwood Terrace
Birmingham, Alabama 35243

CORPORATION WARRANTY DEED
 JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Fifty-eight Thousand One Hundred Twenty and No/100 Dollars (\$58,120.00)

to the undersigned grantor, Gibson-Anderson-Evins, Inc.

a corporation, in hand paid by Mark Thomas Patton and Teri Dash Patton

the receipt whereof is acknowledged, the said Gibson-Anderson-Evins, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Mark Thomas Patton and Teri Dash Patton

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot B, Block 19, according to the Amended Survey of Riverwood, Fourth Sector, as recorded in Map Book 8, page 136, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880.

SUBJECT TO:

1. 5 foot easement on front, 10 foot easement on rear, and 20 foot easement through middle as shown by recorded map.
2. 25 foot building line as shown by recorded map.
3. Right of way with Alabama Power Company recorded in Vol. 345, page 661, in said Probate Office.
4. Restrictions contained in Misc. Volume 39, page 880, and Misc. Volume 48, page 281, in said Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Vol. 48, page 278, in said Probate Office.
6. Right of way with South Central Bell recorded in Vol. 343, page 941, in said Probate Office.
7. Mineral and mining rights as recorded in Volume 327, page 906, in said Probate Office.
8. Restrictions, reservations, rights-of-way, and easements of record.
9. Current taxes.

\$55,200.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith. TO HAVE AND TO HOLD Unto the said Mark Thomas Patton and Teri Dash Patton

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Gibson-Anderson-Evins, Inc.

does for itself, its successors

and assigns, covenant with said Mark Thomas Patton and Teri Dash Patton, their heirs and assigns, that it 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 Mark Thomas Patton and Teri Dash Patton, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Gibson-Anderson-Evins, Inc.

signature by Earl M. Gibson

has hereunto set its
Its Vice President,

who is duly authorized, and has caused the same to be attested by its Secretary,
 on this 24th day of February, 1984

ATTEST:

GIBSON-ANDERSON-EVINS, INC.

By

Earl M. Gibson

Vice President

Secretary.

CHARLES A. J. BEAVERS, JR.

AT LAW

813 Shades Creek Pkwy Suite 203
BIRMINGHAM, AL 35209

CHARLES A. J. BEAVERS, JR.

AT

813 Shades Creek Pkwy Suite 203
BIRMINGHAM, AL 35209

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615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON COUNTY;

I, Charles A. J. Beavers, Jr., a Notary Public in and for said county in said state, hereby certify that Earl M. Gibson whose name as Vice President of the Gibson-Anderson-Evins, Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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.

Given under my hand and official seal, this the 24th day of February, 1984.

Edna Carroll
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See City 443-992
1984 FEB 28 AM 8:23
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed to - 300
Rec 300
Sold 100
700

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