

This instrument was prepared by
✓ Ronald E. Jackson
(Name) Attorney at Law
P.O. Box 66
(Address) Pelham, Alabama 35124

1272 This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124

Mail tax notice to:
5211 Broken Bow Lane,
Birmingham, Ala. 35243
Policy Issuing Agent for
Safeco Title Insurance
TELEPHONE: 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

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

RICHARD W. PATTON

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

RICHARD W. PATTON and wife, CYNTHIA R. 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 12, in Block 4, according to the Survey of Broken Bow, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to existing mortgage to U. S. Home Corporation, in the original amount of \$51,000.00.

BOOK 353 PAGE 606

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, I have hereunto set my hand(s) and seal(s), this 24th day of February, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

1984 FEB 29 PM 2:19

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
Shelby

COUNTY

Deed Tax, \$0
Rec 1.50
Ind 1.00
3.00

General Acknowledgment

I, Ronald E. Jackson, a Notary Public in and for said County, in said State, hereby certify that Richard W. Patton, 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 24th day of February, A. D. 1984.