

This instrument was prepared by **HALCOMB**
DENNEY AT LAW
(Name) **3812 OLD MONTGOMERY HIGHWAY**
HOMEWOOD, ALABAMA 35208
(Address)

107 Chase Plantation Pky.
Birmingham

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 **Eighty-seven thousand four hundred fifty and no/100** ----- (**\$ 87,450.00**)

to the undersigned grantor, **Harbar 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

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 54, according to the Survey of Chase Plantation, 3rd Sector as recorded in Map Book 9, Page 47, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions and easements of record.

BOOK 011 PAGE 342

\$ 67,450.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

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 con-
tingent 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 encum-
brances,

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 VicePresident, **Denney Barrow**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **7th** day of **December** **19 84**
Harbar Homes, Inc.

ATTEST: **Deed TAX 20.00**
Rec 2.50
Filed 1.00
23.50

By **Denney Barrow** Vice President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC 11 AM 10:51

I, **Larry L. Halcomb**
State, hereby certify that **Denney Barrow**
whose name as **VicePresident of Harbar 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 **7th** day of

December **19 84**

Larry L. Halcomb
Notary Public

My Commission Expires 1/23/86