

**A. WAYNE BOWEN**  
**METROBANK**  
**P. O. BOX 748**  
**BESSEMER, AL 35021**

**SEND TAX NOTICE TO:**

**Name:**  
**Address:** Randy Keith Patton  
6511 Loveless Park Loop  
Bessemer, Alabama 35023

1097

This instrument was prepared by:  
Mike T. Atchison, Attorney at Law  
Post Office Box 822, Columbiana, Alabama 35051

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND, FIVE HUNDRED (\$10,500.00) \_\_\_\_\_ Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ALBERT L. WEBER, a married man; MEINT J. HUESMAN, a married man; and THOMAS M. POE, JR., a married man (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto RANDY KEITH PATTON AND CLAISSA LUTZ PATTON, (herein referred to as grantees,) as joint tenants, with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 038 PAGE 374

A parcel of land located in the NE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said NE 1/4; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly right of way line of a County Road; thence 57 degrees 03 minutes right, in a Southwesterly direction along said right of way line, a distance of 427.88 feet to the point of beginning; thence continue along last described course, a distance of 188.00 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence in a Southwesterly direction along said curve and right of way line, a distance of 194.16 feet; thence 111 degrees 12 minutes 50 seconds right from a line tangent to said curve, in a Northwesterly direction, a distance of 470.99 feet to the intersection with the North line of said NE 1/4; thence 105 degrees 10 minutes 48 seconds right, in an Easterly direction along said North line, a distance of 378.00 feet; thence 76 degrees 05 minutes 50 seconds right, in a Southeasterly direction, a distance of 255.70 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Reynolds & Varner, Inc., dated April, 1985.

\$8,800.00 OF THE ABOVE CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

**SUBJECT TO THE FOLLOWING:**

1. Taxes for 1985 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Oil and Gas Lease from Champion International Corporation to Louisiana Land and Exploration Company dated 1st August, 1981, as referred to in Declaration of Lease from Champion International Corporation to The Louisiana Land and Exploration Company, dated 1st December, 1981, and recorded in Deed Book 339, Page 146. All rights to the use of surface of caption lands are released from said lease by instrument dated 2nd February, 1984, and recorded in Misc. Book 55, page 151, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

ALSO SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL ATTACH AND RUN WITH THE LAND.

1. 75-foot minimum building set back line from pavement.
2. 20-foot minimum building set back line from side boundary lines.
3. There shall be no further division of lands herein described.  
(NO Subdivision.)
4. All parcels shall be used for single family residential purposes exclusively.
5. There shall be no more than one (1) dwelling per parcel, irregardless of the type of structure.
6. No commercial endeavors of any kind will be allowed.
7. There shall be no swine or dog kennels.
8. No storage buildings or outdoor storage shall be permitted closer to the front of the described parcel than the rear of the existing dwelling.
9. It shall be the responsibility of each owner to prevent the occurrence of any unclean, unsightly refuse or garbage in the front of the parcels.
10. Subject to easements and restrictions of record.


TO HAVE AND HOLD to the said grantees, 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of June 1985.

  
Albert L. Weber

  
Thomas M. Poe, Jr.

  
Meint J. Guesman

  
by: Albert L. Weber, as Attorney-in-fact by the Power of Attorney recorded in Real Record 024, Page 359, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ALBERT L. WEBER, a married 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 13th day of June, 1985.

My commission expires 1/4/88

  
NOTARY PUBLIC

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that THOMAS M. POE, JR., a married 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 13th day of June, 1985.

*Diane Capeland*  
Notary Public

My Commission Expires 1/4/88

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that ALBERT L. WEBER, whose name is signed as Attorney-in-fact for MEINT J. HUESMAN, by the Power of Attorney recorded in Real Record 024, Page 359, in the Probate Office of Shelby County, Alabama, 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, in his capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 1985.

*Diane Capeland*  
Notary Public

My Commission Expires 1/4/88

STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT NO. 1000000000

1985 AUG 20 AM 11:30

*Thomas M. Poe, Jr.*  
JUL 19 1985

*Deed 14 - 200*  
*Rec. 750*  
*Ad 1.2*  

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*10.50*