

This instrument was prepared by
LARRY L. HALCOMB
(Name).....**ATTORNEY AT LAW**
3512 OLD MONTGOMERY HIGHWAY
(Address).....**HOMEWOOD, ALABAMA 36208**

Ernest E. Patterson, Jr.
6267 Victoria Drive
Helena, AL 35080

724

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 One hundred two thousand and no/100 ----- (\$ 102,000.00)

to the undersigned grantor, Cornerstone Properties, 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

Ernest E. Patterson, Jr. and Deborah W. Patterson

(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 29, according to the survey of Valley Station, Second Sector, as
recorded in Map Book 7 page 48 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to building lines, transmission line permit to Alabama Power Company, right of ways,
easement and use limited to single family housing of record.

54 75,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

BOOK 064 PAGE

1. Deed Tax	\$ 22.00
2. Mtg. Tax	
3. Recording Fee	350
4. Indexing Fee	100
TOTAL	30.50

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 President, Donald M. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of March 1986

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

1986 MAR 13 AM 11:59

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Larry L. Halcomb

State, hereby certify that Donald M. Acton
whose name as President of

Cornerstone Properties, 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,

Given under my hand and official seal, this the 11th day of March

Larry L. Halcomb

My Commission Expires January 23, 1990

Cornerstone Properties, Inc.
By Donald M. Acton
RECORDING FEES President

Recording Fee \$

Index Fee

TOTAL \$
a Notary Public in and for said County in said

