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american title insurance company

2118 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

CLAIBORNE P. SEIER

(Name).....ATTORNEY-AT-LAW.....

(Address).....2100 SOUTHWINDLE PARKWAY
BIRMINGHAM, ALABAMA 35209.....

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY.....COUNTY}

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Eight Thousand and no/100----- DOLLARS
(\$68,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Chester Lee Lollar, Jr. and wife, Christine W. Lollar
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leonard L. Patton and Opal V. 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 7, Block 1, according to the Map and Survey of Fall Acres Subdivision, Alabaster,
Alabama, located in the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 2, Township
21 South, Range 3 West, as recorded in Map Book 4, Page 36, in the Office of
the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

NOTE: \$43,000.00 of the above recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

Grantor's Address:
617 9th Street S.W.
Alabaster, AL 35007

Grantee's Address:
C/o SouthTrust Mortgage Corp.
P.O. Box 7344-A
Birmingham, AL 35253

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, we have hereunto set our hand(s) and seal(s), this 3rd
day of December, 1986

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 DEC 11 AM 8:16

Judge of Probate

STATE OF ALABAMA
Jefferson.....COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Chester Lee Lollar, Jr. and wife, Christine W. Lollar,
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd day of December, A. D., 1986

G.T. 1

American Title

Notary Public.
Commission Expires September 25, 1990