

This instrument was prepared by

1427

(Name) Harold H. Goings  
Spain, Gillon, Grooms, Blan & Nettles  
(Address) 2117 2nd Avenue North, Birmingham, AL 35203

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 Twenty-one Thousand and no/100 Dollars (\$21,000.00)

to the undersigned grantor, BancBoston Mortgage Corporation 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

Norman K. Patty and wife, Janey H. Patty

(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 52, according to the Survey of Woodvale, as recorded in  
Map Book 12, Pages 21 and 22, in the Probate Office of Shelby  
County, Alabama.

1. Deed Tax	\$ 4.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.50
Total	\$ 11.50

\$16,800.00 of the purchase price recited above was paid by a mortgage loan  
closed simultaneously herewith.

This sale is made subject to the following:

1. 1989 ad valorem taxes
2. Building setback line of 40 feet reserved from Woodvale Drive as shown by plat
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 189, Page 620 and Real 246, Page 931 in Probate Office.
4. Agreement with Alabama Power Company as to underground cables recorded in Real 189, Page 630 and covenants pertaining thereto recorded in Real 189 Page 620 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 86, Page 182 in Probate Office.

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 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 encumbrances,

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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19<sup>th</sup> day of February 19 90

ATTEST:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 FEB 23 AM 9:07  
Secretary

BANCOSTON MORTGAGE CORPORATION

By

Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned James A. King, Jr. a Notary Public in and for said County in said  
State, hereby certify that  
whose name as vice President of BancBoston Mortgage Corporation  
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 19<sup>th</sup> day of February 19 90