



JEFFERSON TITLE CORPORATION  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive, Suite 130  
Birmingham, Alabama 35209

SEND TAX NOTICE:  
David Garrett Patton  
301 Pine Needle Cove  
Chelsea, Alabama 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100\*\*\*\*\* DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carron Ann Pearce and husband, Raymond A. Pearce

(herein referred to as grantors) do grant, bargain, sell and convey unto

David Garrett Patton and Deborah Faye Rinder

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 50, according to the Survey of Countryside at Chelsea, Third Sector, as recorded in Map Book 12, page 84, in the Probate Office of Shelby County, Alabama.

\$ 90,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1996-34106

10/14/1996-34106  
09:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 78.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 9th

day of October, 1996

WITNESS

\_\_\_\_\_  
(Seal) Carron Ann Pearce (Seal)  
Carron Ann Pearce  
\_\_\_\_\_  
(Seal) Raymond A. Pearce (Seal)  
Raymond A. Pearce  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carron Ann Pearce and husband, Raymond A. Pearce 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 9th day of October, A.D. 1996  
NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES: May 6, 1997.  
BOND: THRU NOTARY PUBLIC UNDERWRITERS  
[Signature]  
Notary Public

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