

This Instrument Prepared By:
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Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35216

Send Tax Notice To:
John L. Patton
1024 5th Ave NW
Albany, AL
35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$138,900.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, J.J. NOLEN AND WIFE RUBY LEE NOLEN (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JOHN L. PATTON AND GLADYS J. 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 6, according to the Survey of Hamlet, Third Sector, as recorded in map Book 8, Page 130, Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights-of-way of record and mineral and mining rights not owned by the Grantors.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, J. J. NOLEN AND WIFE RUBY LEE NOLEN, has hereunto set his hand and seal, this the 27 day of NOVEMBER, 1998.

J. J. Nolen
J. J. Nolen

Ruby Lee Nolen
Ruby Lee Nolen

STATE OF ALABAMA)

COUNTY OF Laffayette)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. J. NOLEN AND WIFE RUBY LEE NOLEN, whose names are signed to the foregoing

instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of August, 1998.


Notary Public

My Commission Expires: 3-1-2002

Inst # 1998-34163

09/01/1998-34163
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SHE KID 198.00