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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HAROLD L. PATTON  
7036 INVERNESS GREEN  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of TWO HUNDRED FOURTEEN THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$214,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ANGELA D. WEIR, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HAROLD L. PATTON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF INVERNESS GREEN, AS RECORDED IN MAP BOOK 21, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. A 30 FOOT BUILDING SET BACK LINE RESERVED FROM WESTERLY SIDE, AS SHOWN BY RECORDED MAP.
3. A 30 FOOT BUFFER AND SET BACK ON THE SOUTHEAST, AS SHOWN BY RECORDED MAP.
4. A 30 FOOT BUFFER ALONG THE WESTERLY SIDE, AS SHOWN BY RECORDED MAP.
5. A 40 FOOT DRAINAGE EASEMENT ON THE SOUTHEAST AND A FOOT EASEMENT FOR UTILITY ON SOUTHEAST, AS SHOWN BY RECORDED MAP.
6. RESTRICTIONS, COVENANTS, CONDITIONS, AS SETFORTH IN INSTRUMENT #1993-37136 AND INSTRUMENT #1995-14190.
7. EASEMENT FOR APPLECROSS SUBDIVISION SIGH, AS SHOWN BY RECORDED MAP.
8. UTILITY EASEMENT NO. 1 AND NO. 2, AS SHOWN ON SURVEY OF PARAGON ENGINEERING, INC., DATED 2/2/95.
9. AGREEMENT, RECORDED IN INSTRUMENT #1995-7563 AND INSTRUMENT #1995-14190.



10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 48, PAGE 427 AND DEED BOOK 65 PAGE 97.
11. DEED AND AGREEMENT BY AND BETWEEN METROPOLITAN LIFE INSURANCE COMPANY, INVERNESS POINT HOMEOWNERS ASSOCIATION, INC., AND THE CITY OF HOOVER, IN REGARD TO SANITARY AND SEWER TREATMENT FACILITY, AS RECORDED IN REAL 314 PAGE 561 AND AGREEMENT AND ASSIGNMENT AS RECORDED IN REAL 328 PAGE 64 AND SUPPLEMENTAL DEED AGREEMENT IN REAL 365, PAGE 876.
12. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN DEED BOOK 315, PAGE 813.
13. EASEMENT TO ALABAMA POWER COMPANY AS SET FORTH IN REAL 105, PAGE 875; REAL 34 AND 614, AND REAL 333 PAGE 158 AND 163.
14. EASEMENT TO WATER WORKS AND SEWER BOARD OF CITY OF BIRMINGHAM AS SHOWN BY RECORDED MAP.
15. EASEMENT TO SOUTHERN LIFE AND HEALTH INSURANCE COMPANY IN AGREEMENT WITH 2154 TRADING CORPORATION, AS RECORDED IN INSTRUMENT REAL 169, PAGE 384.

\$154,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ANGELA D. WEIR, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of May, 2004.

  
ANGELA D. WEIR

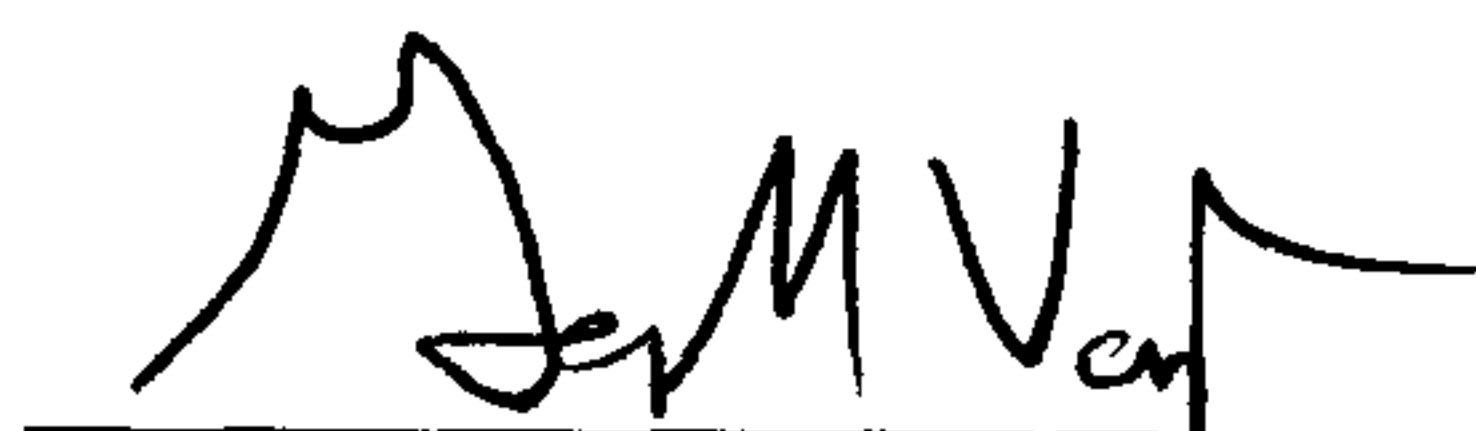
STATE OF ALABAMA)  
COUNTY OF SHELBY)

20040609000309710 Pg 2/2 74.00  
Shelby Cnty Judge of Probate, AL  
06/09/2004 08:20:00 FILED/CERTIFIED

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ANGELA D. WEIR, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of May, 2004.

  
Notary Public

My commission expires: 9.29.06

