



WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
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telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Shelby County Habitat for Humanity, Inc
BX 270
Helena, AL 35080

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of fifteen thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **FRANCES PATTERSON, FORMERLY KNOWN AS FRANCES MARIE DUNKLIN**, an unremarried widow woman, of BX 224, Helena, AL 35080, do grant, bargain, sell, and convey unto **SHELBY COUNTY HABITAT FOR HUMANITY, INC**, an Alabama nonprofit corporation, of BX 270, Helena, AL 35080 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 10 and 11 in Block E, Liberty Heights Addition to Helena, according to a map drawn by H I Pickett, civil engineer and surveyor, adopted by the owner G B Pickett on 05 December 1923 and recorded in map book 3 page 26, and recorded at deed book 128, page 322 of the Shelby County Alabama probate records.

Source of title: A warranty deed from Will Harris jointly to Edward Dunklin and wife Frances Marie Dunklin, executed 19 April 1969 and recorded at deed book 261, page 939 in the Shelby County Alabama Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its successors and assigns forever.

Frances Patterson, formerly known as Frances Marie Dunklin, does for herself and for her administrators, heirs, and successors covenant with the said grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors

shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, I, FRANCES PATTERSON, FORMERLY KNOWN AS FRANCES MARIE DUNKLIN, have set my hand and seal, this 01 September 2004.

Witness:

Steven Sears

Frances Patterson (Seal)
**FRANCES PATTERSON, FORMERLY KNOWN AS
FRANCES MARIE DUNKLIN**

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **FRANCES PATTERSON, FORMERLY KNOWN AS FRANCES MARIE DUNKLIN**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 01 September 2004.

Steven Sears

Notary public

