

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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P.O. Box 119

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205/665-5102

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20050210000066920 Pg 1/1 18.00
Shelby Cnty Judge of Probate, AL
02/10/2005 12:35:00 FILED/CERTIFIED

Send Tax Notice to: Michael F. Patton, Jr.,

(Name) Cheryl S. Patton & Mary P. Hickerson

(Address) 1220 Highland

Montevallo, AL 35115

MINIMUM VALUE: \$5,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael F. Patton, Jr. and wife, Cheryl S. Patton and Mary P. Hickerson, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael F. Patton, Jr. (an undivided ¼ interest), Cheryl S. Patton (an undivided ¼ interest) and Mary P. Hickerson (an undivided ½ interest)**, as tenants in common (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Parts of Lots 9 and 12 of Storrs and Troy Addition to Montevallo, as recorded in Map Book 3, Page 3, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Lot 9; thence run Northwesterly along the Westerly line of same for 81.00 feet to the point of beginning; thence 85 degrees 42 minutes 23 seconds right and run Northeasterly for 101.45 feet; thence 94 degrees 17 minutes 36 seconds right and run Southeasterly for 89.50 feet to the Southeast corner of said Lot 9; thence 89 degrees 29 minutes 00 seconds left and run Northeasterly for 110.21 feet to the Southeast corner of said Lot 12; thence 90 degrees 31 minutes 00 seconds left and run Northwesterly along the Easterly line of said Lot 12 for 199.04 feet to a point on the Southerly right of way line of Alabama Highway 119 as shown on Riggins Survey, dated November, 1945; thence run Westerly along said right of way line of 224.17 feet to the Westerly line of said Lot 9; thence Southeast along said lot line for 43.64 feet to the point of beginning.

Subject to rights, reservations and restrictions of record.

SOURCE OF TITLE: Warranty Deed, with attachments, recorded in the Office of the Probate Judge, Shelby County, Alabama at Instrument #1999-41545, and Corrective Warranty Deed, with attachments, recorded in said Probate Office at Instrument #2000-18750.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 7th day of February, 2005.

Michael F. Patton, Jr.
MICHAEL F. PATTON, JR.

Cheryl S. Patton
CHERYL S. PATTON

Mary P. Hickerson
MARY P. HICKERSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael F. Patton, Jr., Cheryl S. Patton and Mary P. Hickerson**, are 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, they executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 7th day of February, 2005.

Shirley A. Johnson
Notary Public

My Commission Expires: 2/13/07