

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
JOHN L. PATTON
1127 7TH AVE S.W.
ALABASTER, AL.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Forty Two Thousand and No/100 Dollars (\$142,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Jeffrey S. Cramer and wife, Wendy Lee Cramer herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto John L. Patton, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, Block 1, according to the Map of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2012 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor's represent and warrant that there are no assessments or Homeowners dues associated with the property conveyed.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 26 day of March, 2012

Jeffrey S Cramer
Wendy Lee Cramer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeffrey S. Cramer and wife, Wendy Lee Cramer, 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 26 day of March, 2012.

20120329000107670 1/1 \$154.00
Shelby Cnty Judge of Probate, AL
03/29/2012 12:47:10 PM FILED/CERT

Shelby County, AL 03/29/2012
State of Alabama
Deed Tax: \$142.00

[Signature]
Notary Public
My Commission Expires: 3.1.14