

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Patterson Family Living Trust
2009 Lake Heather Dr.
B'ham. AL 35242

20150310000073210
03/10/2015 10:04:28 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$274,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we William J. Baird, an unmarried man, who is the surviving grantee of the deed recorded in Book 192, Page 617, Janet U. Baird having died on or about 12/1/2012, whose mailing address is 3315 Chase Court B'ham AL 35235 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Ralph Patterson and Martha Jean Patterson, Trustees of the Patterson Family Living Trust, whose mailing address is 2009 Lake Heather Dr. B'ham. AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2505 Meadowood Circle, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ -0- of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, William J. Baird, an unmarried man, who is the surviving grantee of the deed recorded in Book 192, Page 617, Janet U. Baird having died on or about 12/1/2012 has/have hereunto set his/her/their hand(s) and seal(s) , this 9th day of March, 2015.

William J Baird
William J. Baird

State of Alabama
Shelby County

I, the undersigned, a notary for said County and in said State, hereby certify that William J. Baird and Janet U. Baird, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 9th day of March, 2015.

[Signature]
Notary Public
Commission Expires: 10/31/2016

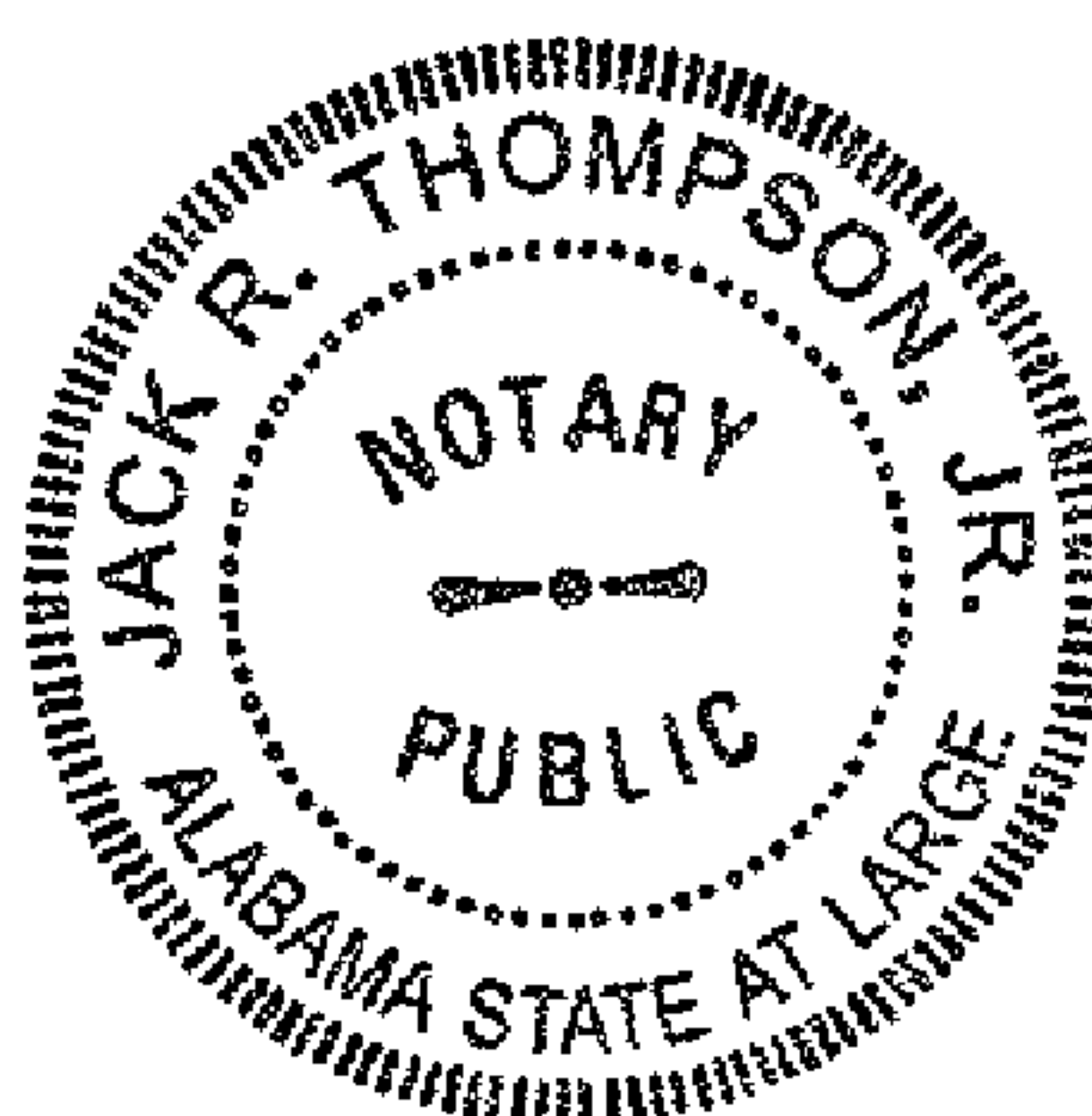
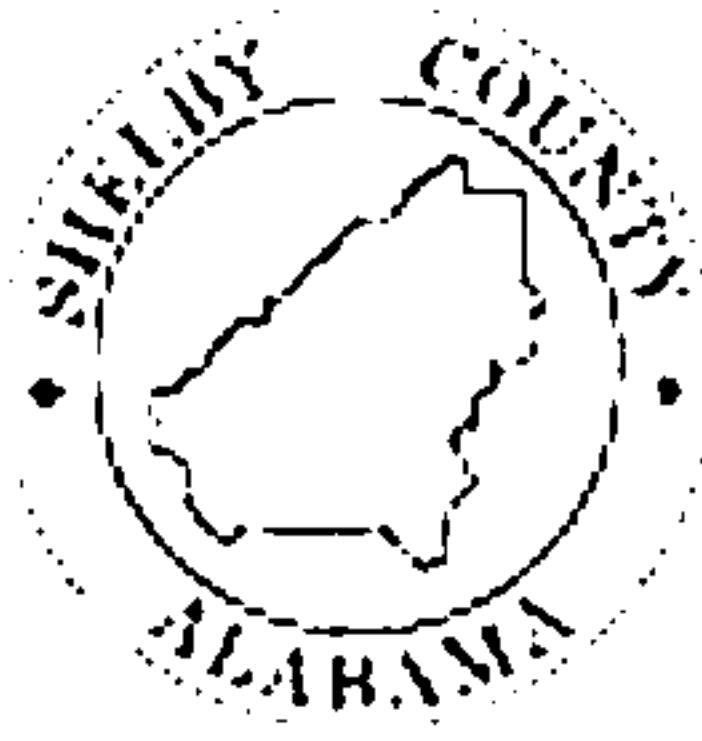


EXHIBIT "A"
Legal Description

Lot 9, according to the Survey of Meadowood Estates, as recorded in Map Book 10, Page 33, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/10/2015 10:04:28 AM
\$291.00 CHERRY
20150310000073210

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.