

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Richard L. Sherrell

herein referred to as grantors) do grant, bargain, sell and convey unto

Elizabeth Ann Patterson and Morris E. Patterson

(herein referred to as GRANTEES) as joint tenants with right of survivorship/all my undivided interest in and to
the following described real estate situated in _____

Shelby

County, Alabama to-wit:

All that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 East
lying North of the Florida Short Route Highway, also known as Old U. S. 280 Highway;
situated in Section 20, Township 19 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT the following described tract:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 19
South, Range 1 East; thence run in a Northerly direction along the West line of said
 $\frac{1}{4}$ - $\frac{1}{4}$ Section line for a distance of 351.11 feet to the point of beginning; thence
continue along last said course for a distance of 317.94 feet; thence turn an angle
of 91 deg. 12 min. right and run a distance of 361.42 feet; thence turn an angle of
88 deg. 48 min. right and run a distance of 317.94 feet; thence turn an angle of 12
deg. 40 min. 57 sec. left and run a distance of 229.56 feet; thence turn an angle of
104 deg. 57 min. 18 sec. right and run a distance of 86.98 feet; thence turn an angle
of 86 deg. 21 min. 42 sec. right and run a distance of 221.45 feet; thence turn an
angle of 87 deg. 26 min. 04 sec. left and run a distance of 319.62 feet to the point
of beginning.

The above described property does not constitute any part of Grantor's homestead.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 20th
day of December, 19 94.

WITNESS:

(Seal)

Richard L. Sherrell

(Seal)

(Seal)

Inst # 1995-00328

(Seal)

(Seal)

01/04/1995-00328

(Seal)

03:42 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

General Acknowledgment 9.50

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Richard L. Sherrell
whose name is 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of December, A.D., 19 94.

Form 31-A

Notary Public.

Conwill & Justice