

3711

State of Alabama

Shelby

County

Know All Men By These Presents,

BOOK 202, PAGE 63

That in consideration of One and no/100 DOLLARS

to the undersigned grantor Clead and Irona Patterson

in hand paid by Albert and Marilyn Patterson

the receipt whereof is acknowledged we the said Clead and Irona Patterson

do grant, bargain, sell and convey unto the said Albert and Marilyn Patterson

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit: A part of the southwest quarter of northwest quarter of section 23 township 17 south range 1 west and being more particularly described as follows; Commence at the northwest corner of said quarter quarter section, thence easterly along the north line thereof 452.58 feet to the point of beginning of the property hereby conveyed, thence continue on the last named course 210 feet, thence 87°09' to the right in a southerly direction 210 feet, thence 92°51' to the right in a westerly direction 210 feet, thence 87°09' to the right in a northerly direction 210 feet to the point of beginning, containing one acre more or less. also a 30 foot easement in and across my property for road to connect said described property to County road.

TO HAVE AND TO HOLD Unto the said Albert Patterson and wife, Marilyn

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that premises; that they are free from all encumbrances; lawfully seized in fee simple of said

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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this 19 day of May, 1959

WITNESSES:

Mrs. Gladys Brasher

Clead Patterson (Seal.)

Irona Patterson (Seal.)

State of

SHELBY

COUNTY

I, E.B. Brasher, Jr., a Notary Public in and for said County, in said State, hereby certify that Clead Patterson, whose name 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 19 day of May, 1959

E. B. Brasher, Jr. As Notary Public

State of

SHELBY

COUNTY

I, E.B. Brasher, Jr., a Notary Public in and for said County, in said State, do hereby certify that on the 19 day of May, 1959, the within named Irona Patterson, to be the wife of the within named Clead Patterson, who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 19 day of May, 1959

Filed 6/6/59

PAM

E. B. Brasher as Notary Public

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