

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

3731

That in consideration of Three thousand and No/100's(\$3,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Charlie E. Hilyer and wife, Johnnie K. Hilyer, (herein referred to as grantors) do grant, bargain, sell and convey unto J. H. Patterson and wife, Rochel Patterson,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

~~Begin on the south line of the SE 1/4 of SE 1/4 of Section 14, Township 20, Range 3 West at a point~~

Begin on the south line of the SE 1/4 of SE 1/4 of Section 14, Township 20, Range 3 West at a point where the same crosses the east line of the Atlantic Coast Line Railroad right of way and run north, 89 deg. 30 min. east, along the south line of said forty acres and along the south line of SW 1/4 of SW 1/4 of Section 13, Township 20, Range 3 West, a distance of 307.9 feet to the southwest corner of a lot being conveyed to Ernest Alfred Cooper; thence north, 13 deg. 45 min. west and along the west line of said Cooper Lot 106 feet; thence south, 89 deg. 30 min. west, 332.9 feet, more or less to the east right of way line of Atlantic Coast Line Railroad; thence along same south, 28 deg. 50 min. east, 141.2 feet to the point of beginning; being situated in Shelby County, Alabama.

Also the right, along with other adjoining property owners, to use the following described strip of land as a roadway; it being the intention that said roadway shall be appurtenant to the land hereinabove described and the right to use said roadway shall belong to the persons owning the above described property, their heirs and assigns forever, Said strip of land being described as follows: Commence on the south line of the SW 1/4 of SW 1/4 of Sec. 13, Tp. 20, Range 3 West at a point where the same crosses the west line of U.S. Highway #31 and run along same south, 89 deg. 30 min. west, 485.6 feet to the southeast corner of lot being conveyed to Ernest Alfred Cooper; thence along same north, 13 deg. 45 min. west, 106 feet to the point of beginning of the strip of land herein described: thence south, 89 deg. 30 min. west along the north line of said Cooper lot and along the north line of the lot described above ~~XXXXXX~~ a distance of 495.9 feet to the east right of way line of the Atlantic Coast Line Railroad; thence along same north, 28 deg. 50 min., west 20 feet; thence north, 89 deg. 30 min. east, 495.7 feet; thence south, 13 deg. 45 min. east, 20 feet to the point of beginning.

Being the same property conveyed to the grantor, Charlie E. Hilyer, by Myrtle E. Cooper, a widow, on July 1, 1949, as shown by deed recorded at page 291 of Deed Book 142, Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (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, We have hereunto set our hand and seal, this 6th day of ~~December~~ APRIL, 19~~60~~60--

WITNESS:

James D. Hilyer

Charlie E. Hilyer
Johnnie Kathleen Hilyer

BOOK 215 PAGE 559

RETURN TO

TO

J. H. Walker

J. O. Baker 1977

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby certify that the within Deed was filed in this office for record the 22 day of March at 8:30 o'clock P. M. of 1961 and recorded in Deed Record 213 page 339 and examined 32361 and the Mortgage Tax of \$ 5.00 has been paid. Deed Tax of \$ 5.00

Judge of Probate

Fee \$ 1.45

LAWYERS TITLE INSURANCE CORP.

THIS FORM FROM
Title Insurance
BIRMINGHAM, ALA.

1.45

3.30
9.75

State of FLORIDA

General Acknowledgment

DADE COUNTY

I, Arthur N. Westcott

, a Notary Public in and for said County, in said State,

hereby certify that Charlie E. Hilyer and wife, Johnnie K. Hilyer, whose name^s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December APRIL

A. D., 19 52.60

Notary Public, State of Florida at Large
My Commission Expires June 10, 1963
Bonded by American Surety Co. of N. Y.

Arthur N. Westcott
Notary Public

State of

General Acknowledgment

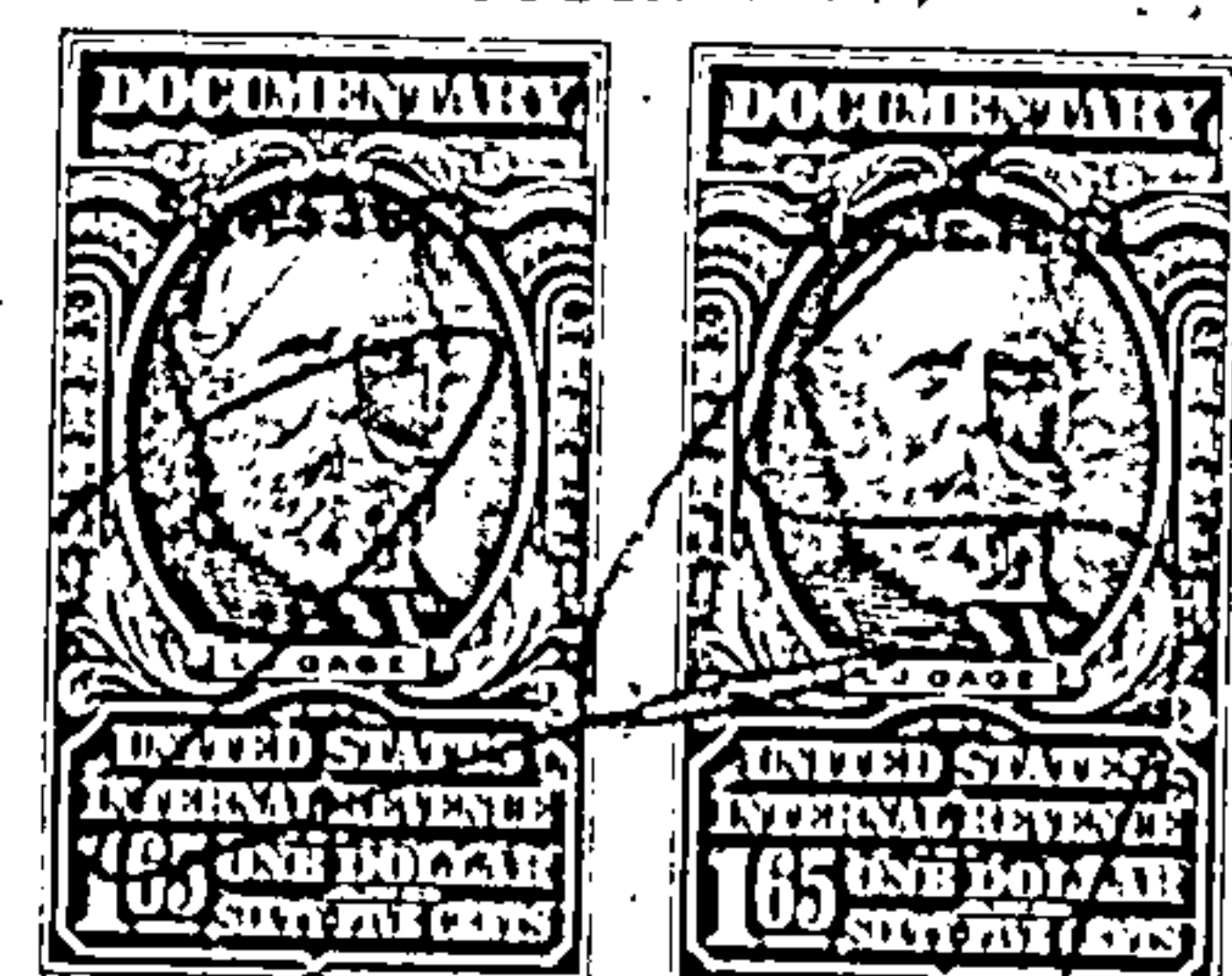
COUNTY

I, _____, a Notary Public in _____ State,

hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.



State of

General Acknowledgment

COUNTY

I, _____, a Notary Public in and for said County, in said State,

hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record in this office on the 22 day of March at 8:30 M. o'clock and recorded in Deed Book 213 at page 339 on the 23 day of May 196 1. Mortgage Tax _____ Deed Tax 5.00 has been paid.

Conrad M. Fowler
Judge of Probate