

This instrument was prepared by

(Name) **Wallace & Ellis, Attorneys**

(Address) **Columbiana, Alabama**

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED FIFTY-FIVE DOLLARS (\$255.00) and other consideration hereinafter stated**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnny Patterson and wife, Myra Patterson

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

Billy H. Ingram and wife, Juliette B. Ingram

(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:

One acre of land situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 22, Range 3 West, more particularly described as follows: Begin at a point at the intersection of the North boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ with the right of way of the paved County Road; thence run Easterly along said North boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 210 feet to a point; thence run in a Southerly direction, parallel with said paved County Road right of way a distance of 210 feet to a point; thence run Westerly, parallel with the North boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 210 feet to a point on the East boundary of the right of way of said County paved road; thence Northerly along said right of way of said paved County road a distance of 210 feet to point of beginning.

As a part of the consideration of this conveyance, grantees agree to pay to grantor on the 3rd day of January, 1969, \$255.00, and \$255.00 on the 3rd day of February, 1969; and grantors reserve a Vendor's Lien until the named consideration be paid in full. (The total consideration of this conveyance is \$765.00, \$255.00 of which has been paid this date).

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 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, we have hereunto set our hand(s) and seal(s), this **29th** day of **November**, 19 **68**.

(Seal)

(Seal)

(Seal)

Johnny Patterson

(Johnny Patterson)

(Seal)

Myra Patterson

(Myra Patterson)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned

hereby certify that **Johnny Patterson and wife, Myra Patterson**

whose name **are** signed to the foregoing conveyance, and who **are** known to me, acknowledged before me on this day, **29**, 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 **29** day of **November**, A. D. 19 **68**.

Barclay H. Savage

Notary Public.