

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-15 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 THOUSAND, TWO HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
L. N. Wyatt, Sr. and wife, Kathleen Wyatt
(herein referred to as grantors) do grant, bargain, sell and convey unto

Malcolm B. Patterson and wife, Tricia 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:

A part of the SW¹/₄ of the NW¹/₄ of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Commence at a point where the Southern boundary of the SE¹/₄ of NW¹/₄ of said Section intersects the Westerly right of way line of the Chancellors Ferry Road; run thence in a Northwesterly direction along the right of way line of said Chancellors Ferry Road a distance of 15 feet to a point; thence turn to the left and run in a Westerly direction a distance of 210 feet parallel with the Southern boundary of said SE¹/₄ of NW¹/₄ and the Southern boundary of SW¹/₄ of NW¹/₄ to point of beginning, which said point is on the western boundary of lot heretofore conveyed to Duard Parker; thence turn to the right and run in a Northwesterly direction along the Parker boundary and parallel to Chancellors Ferry Road right of way a distance of 210 feet to a point; thence turn to the left and run in a Westerly direction a distance of 400 feet parallel with the Southern boundary of the SW¹/₄ of NW¹/₄; thence turn to the left and run Southerly a distance of 210 feet more or less to a point which is 15 feet North of the Southern boundary of said SW¹/₄ of NW¹/₄ and 440 feet West of the point of beginning; thence turn to the left and run Easterly 440 feet to point of beginning.

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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 26th day of May, 1970.

WITNESS:

(Seal)
(Seal)
(Seal)

L. N. Wyatt, Sr. (Seal)
Kathleen Wyatt (Seal)

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that L. N. Wyatt, Sr. and wife, Kathleen Wyatt, names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily given under my hand and official seal this 26th day of May, 1970.

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Edgar M. Fenn
My Commission Expires 7-1-70 Notary Public.