



19701229000000700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1970 12:04:00 PM FILED/CERT

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 ONE DOLLAR AND LOVE AND AFFECTION

NNNNXXXX

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

C. N. Patterson and wife, Irona Patterson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles F. Patterson and wife, Estelle B. 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:

Being a part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East, and being more particularly described as follows:
Begin at the NW corner of said $\frac{1}{4}$ Section, thence East a distance of 662.58 feet; thence right 90 deg. 210 feet for point of beginning; thence continue South 110 feet; thence right 90 deg. in a Westerly direction 210 feet; thence right 90 deg. in a Northerly direction 110 feet; thence right 90 deg. in an Easterly direction 210 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 29 PM 12:04
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

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 December, 1970

WITNESS:

(Seal)
(Seal)
(Seal)

C. N. Patterson (Seal)
Irona Patterson (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. N. Patterson and wife, Irona Patterson whose names 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 29th day of December, 1970

Nancy K. Brantley
Notary Public