

(Name) Charles L. Kerr, Attorney at Law
(Address) 117 Ninth Street NE, Leeds, Alabama.

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED



19730115000001970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten DOLLARS and other good and sufficient consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

C. N. Patterson and wife Irona Patterson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Earl F. Patterson and Phyllis Patterson

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A 20-foot wide right-of-way or easement for ingress and egress to and from a certain public road from and to that certain land which was conveyed to the grantees by deed of grantors dated May 19, 1970, which deed appears of record in the Probate Office of Shelby County, Alabama, in Deed Book 263 at page 908, which right-of-way or easement is more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East, and run thence north along the west boundary line of said $\frac{1}{4}$ Section 970.85 feet to the point of beginning, which point is also the NW corner of the aforesaid lands conveyed by the grantors to grantees; turn thence 139°19' to the right along the north-eastern boundary line of said lands conveyed by grantors to grantees a distance of 30.68 feet; thence turn 139°19' to the left and run north to a point on the south right-of-way margin of said public road; turn thence left along said road right-of-way margin to a point on the west boundary line of said $\frac{1}{4}$ Section; and turn thence south along said west boundary line to the point of beginning.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of December, 1972.

C. N. Patterson (SEAL)

Irona Patterson (SEAL)

(SEAL)

STATE OF GEORGIA
Cobb COUNTY

General Acknowledgment

I, a Notary Public in and for said County,
in said State, hereby certify that C. N. Patterson and wife Irona Patterson

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 14th day of December, A.D. 1972.

My Commission expires on the 17th day of January, 1975.

Peggy H. Bramlett
Notary Public