

6050

Richard C. Watson

2100 Rocky Ridge Road, Birmingham, Al

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Thirty Thousand and no/100----- DOLLARS

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

Douglas Hulon and wife, Marie B. Hulon

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

John W. Patterson and wife, Fannie E. 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:

Commence at the NW corner of Sec. 33, T-21-S, R-2-W, thence run South 60° 17 min. East a distance of 1759.60 feet to a point on the West right-of-way line of U.S. Hwy. No. 31; thence turn an angle of 43° 12 min. to the right to the chord of a right-of-way curve and run along said r/w curve a chord distance of 814.46 feet; thence turn an angle of 2° 51 min. to the right and continue along said r/w, a distance of 32.15 feet to the point of beginning; thence continue along said Hwy. r/w a distance of 272.13 feet; thence turn an angle of 102° 13 min. 45 sec. to the right and run a distance of 168.10 feet; thence turn an angle of 90° 00 min. to the right and run a distance of 32.59 feet; thence turn an angle of 91° 07 min. to the left and run a distance of 181.20 feet; thence turn an angle of 84° 43 min to the right and run a distance of 209.54 feet; thence turn an angle of 91° 12 min. to the right and run a distance of 316.28 feet to a point on the West right-of-way line of U.S. Hwy. No. 31 and the Point of beginning. Situated in the SE 1/4 of the NW 1/4, Sec. 33, T-21-S, R-2-W, Shelby County and containing 1.795 acres.



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Shelby Cnty Judge of Probate, AL
01/03/1978 12:00:00AM FILED/CERT

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 (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal S, this 1st day of September, 19 77

WITNESS:

Janice C. Stone

Douglas Hulon

State of ALABAMA

Jefferson

COUNTY

General Acknowledgement
JUDGE OF PROBATE

I, Susan O. Brown

hereby certify that Douglas Hulon & wife, Marie B. Hulon
whose name S signed to the foregoing conveyance, and who are
me on this day, that, being informed of the contents of the conveyance have
on the day the same bears date.

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

known to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 1st day of Sept. A.D., 19 77

John Patterson
1891 - Hoover Ct. Suite # 6

FORM #ATC-3

Birmingham 35226

My Comm- 10-21-80
exp.

Notary Public