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Shelby Cnty Judge of Probate, AL
09/01/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
WILLARD O. JACKSON, ATTORNEY

P.O. Box 336, Leeds, Ala. 35094

24
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 Two Thousand and No/100 ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

WILLIAM TAYLOR PATTERSON and Wife, VERLENE LILIAN PATTERSON

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

BILLY W. HILL and Wife, CONNIE D. HILL

(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:

BOOK 314 PAGE 725
A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 18 South, range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 789.02 feet to a point on the Southeast right-of-way line of Shelby County Highway No. 50; thence turn a deflection angle of 111° 09' 00" to the right and run in a Northeasterly direction along the Southeast right-of-way line of said Road a distance of 450.72 feet to the point of beginning of the herein described parcel; thence deflect to the right 0° 32' 10" and run in a Northeasterly direction along the Southeast right-of-way line of said Road a distance of 193.50 feet to a point; thence turn an interior angle of 114° 28' 30" and run to the right in an Easterly direction a distance of 208.76 feet to a point; thence turn an interior angle of 68° 53' 10" and run to the right in a Southwesterly direction a distance of 210.21 feet to a point; thence turn an interior angle of 105° 45' 20" and run to the right in a Westerly direction a distance of 214.14 feet, more or less, to the point of beginning, containing 0.92 acres

Subject to all restrictions of record.

\$24,000.00 of the purchase price, was paid from mortgage loan closed simultaneously herewith.

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:

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, this 29th day of August, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

William Taylor Patterson
Verlene Lilian Patterson

State of ALABAMA

SHELBY

COUNTY

1978 SEP -1 AM 9 04

General Acknowledgement
JUDGE OF PROBATE

Deed 8.00

Rec. 1.50

Ind. 1.00

10.50

See mtg. 382-53

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Taylor Patterson and Wife, Verlene Lilian 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 28th day of August A.D., 1978.

Willard O. Jackson

Notary Public