



american title insurance company

SEND TAX NOTICE TO:

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

Lee Roy Patterson
Route 1, Box 17-A
Chelsa, AL 35043

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and no/100 DOLLARS

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

Ronald Burnett and wife, Vikkie Burnett

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

Lee Roy Patterson and wife, Shelia 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:

See Attached Exhibit "A" for Legal description.

Subject to current taxes, easements and restrictions of record.

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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~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~by~~ (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 4th day of November, 19 83

WITNESS:

(Seal)

Ronald Burnett (Seal)

(Seal)

Vikkie Burnett (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Burnett and wife, Vikkie Burnett 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 4th day of November, A. D. 19 83

EXHIBIT "A"

PARCEL I

Commence at the NE corner of the NW Quarter of the NE Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Westerly along the North line of said quarter-quarter 657.73 feet to a point; thence 90 degrees 09 minutes 04 seconds left and run Southerly 785.47 feet to the point of beginning of the property being described; thence continue along last described course 133.62 feet to a point; thence 89 degrees 55 minutes 36 seconds left and run Easterly 326.87 feet to a point; thence 89 degrees 56 minutes 57 seconds left and run Northerly 133.61 feet to a point; thence 90 degrees 03 minutes 03 seconds left and run Westerly 327.16 feet to the point of beginning.

PARCEL II

Commence at the NE corner of the NW Quarter of the NE Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Westerly along the North line of said quarter-quarter 657.73 feet to a point; thence 90 degrees 09 minutes 04 seconds left and run Southerly 919.09 feet to the point of beginning of the property being described; thence continue along last described course 133.62 feet to a point; thence 89 degrees 55 minutes 56 seconds left and run Easterly 326.58 feet to a point; thence 89 degrees 56 minutes 37 seconds left and run Northerly 133.61 feet to a point; thence 90 degrees 03 minutes 03 seconds left and run Westerly 326.87 feet to the point of beginning.

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BOOK

STATE OF ALA. SHELBY CO.
IDENTIFY THIS
DOCUMENT WAS FILED

1983 NOV -9 PM 1:49

J. Thomas A. Brantley, Jr.
JUDGE OF FREIGHT

<i>Deed</i>	Tax	8.00
<i>Rev</i>		3.00
<i>Ind</i>		1.00
		12.00