

STATE OF ALABAMA )  
SHELBY COUNTY )

1956  
GUARDIAN'S DEED

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, by a Judgment Ordering Sale rendered by the Circuit Court of Shelby County, Alabama, on July 14, 1986, in Case No. CV-85-395, Rena C. Stone, as Guardian of the Estate of Joan H. Carlson, a person of unsound mind, was ordered and direct to sell the hereinafter described real estate to Emmett Patterson, pursuant to the terms and provisions of said Judgment Ordering Sale, and

WHEREAS, said Guardian did on the 17th day of July, 1986, in strict conformity with and pursuant to the terms and provisions of said Judgment Ordering Sale, sell said real estate to said Emmett Patterson, and

BOOK 087 PAGE 913  
WHEREAS, said sale was subsequently in all respects approved, ratified and confirmed by said Court by its Judgment Confirming Sale entered in said cause on the 4th day of August, 1986, and

WHEREAS, the undersigned Guardian was authorized and directed pursuant to the provisions of said Judgment Confirming Sale to execute and deliver to said Emmett Patterson a Guardian's Deed conveying to him all of the right, title, claim, and interest of said John H. Carlson in and to said real estate;

NOW, THEREFORE, in consideration of these premises and of the sum of THIRTY-FOUR THOUSAND DOLLARS (\$34,000.00) cash in hand paid by said Emmett Patterson, the receipt of which is hereby acknowledged, the undersigned, Joan H. Carlson, a person of unsound mind, acting through and by the undersigned Rena C. Stone, as her guardian, and the undersigned Rena C. Stone, as Guardian of the Estate of Joan H. Carlson, a person of unsound mind, acting under the authority and decree of the Circuit Court of Shelby County, Alabama as set forth in said Judgment Confirming Sale, and pursuant thereto, does hereby grant, bargain, sell, and convey unto said Emmett Patterson, all of the right, title, claim, and interest of Joan H. Carlson, a person of unsound mind, in and

*Don Spitzer*

to the following real estate, situated in Shelby County, Alabama,  
viz:

Commence at the SE corner of the NW 1/4 of the SW 1/4, Section 1, Township 21 South, Range 1 East; thence proceed in a Northerly direction along the East boundary of said 1/4 1/4 for a distance of 290.00 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in the same direction for 93.58 feet to a point; thence turn an angle of 89 deg. 58' right and run 105.00 feet to a point; thence turn an angle of 89 deg. 58' left and run 274.06 feet to a point; thence turn an angle of 90 deg. 04' 29" left and run 205.00 feet to a point; thence turn an angle of 65 deg. 46' 16" left and run 389.42 feet to a point; thence turn an angle of 24 deg. 13' 19" left and run 13.00 feet to a point; thence turn an angle of 90 deg. 07' 39" left and run 259.34 feet to a point, being the point of beginning. Said parcel is lying in the NW 1/4 of SW 1/4 and the NE 1/4 of SW 1/4, Section 1, Township 21 South, Range 1 East, and contains 2.20 acres. Said parcel is also subject to easements and rights of way of record as well as prescriptive use rights of way, according to survey of John W. Gary, Registered Land Surveyor, dated July 8, 1985,

TO HAVE AND TO HOLD unto the said Emmett Patterson, the grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, Joan H. Carlson, a person of unsound mind, acting through and by the undersigned Rena C. Stone as her Guardian, has hereunto set her hand and seal and the undersigned, Rena C. Stone, as Guardian of the Estate of Joan H. Carlson, a person of unsound mind, has hereunto set her hand and seal as such Guardian on this the 5<sup>th</sup> day of August, 1986.

Joan H. Carlson

By Rena C. Stone  
Rena C. Stone, as Guardian

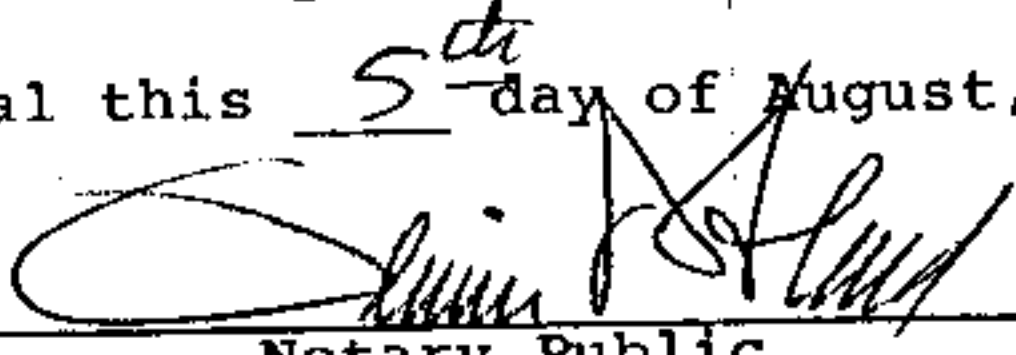
Rena C. Stone  
Rena C. Stone, as Guardian of the  
Estate of Joan H. Carlson, a  
person of unsound mind

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that Rena C. Stone, whose name as Guardian of Joan H. Carlson, a person of unsound mind, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of

the conveyance, she as said Guardian and with full authority,  
executed the same voluntarily on the day the same bears date.

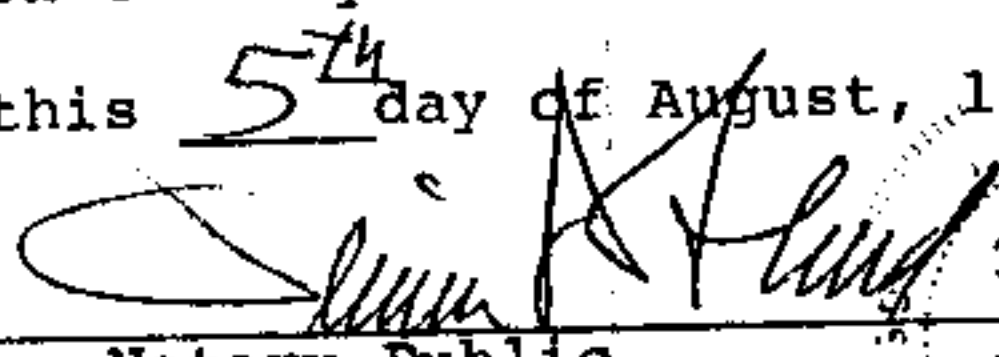
Given under my hand and seal this 5<sup>th</sup> day of August, 1986.

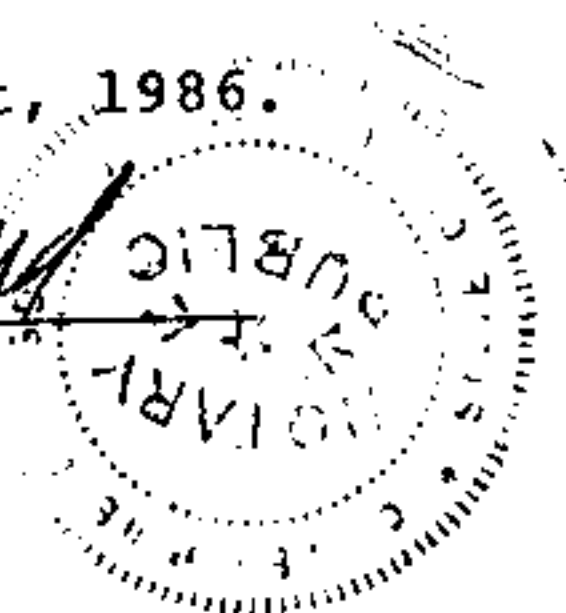
  
\_\_\_\_\_  
Notary Public

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County,  
in said State, hereby certify that Rena C. Stone, whose name as  
Guardian of the Estate of Joan H. Carlson, a person of unsound  
mind, is signed to the foregoing conveyance, and who is known to  
me acknowledged before me on this day that, being informed of the  
contents of the conveyance, she, in her capacity as such Guardi-  
an, executed the same voluntarily on the day the same bears date.

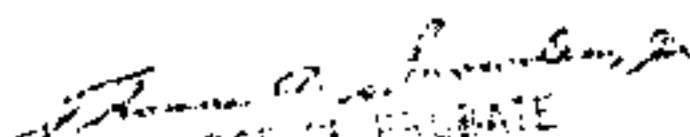
Given under my hand and seal this 5<sup>th</sup> day of August, 1986.

  
\_\_\_\_\_  
Notary Public



BOOK 687 PAGE 915

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 AUG 27 AM 10:49

  
JUDGE OF PROBATE

1. Deed Tax \$4.00 *See Book 87 Page 916*  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 8.50