

1872
SEND TAX NOTICE TO:

(Name) Jackie Lee Patterson

Rt. 4 Box 1010

(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Mark E. Tippins, Atty. at Law
4 Office Park Circle #112
Birmingham, Alabama 35223

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five thousand and no/100's ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, X, I,

Judy P. Burns, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jackie L. Patterson and Linda K. Patterson, his wife

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 21, South, Range 3 West in a southerly direction along the west line of said $\frac{1}{4}$ section; thence run a distance of 93.19' to the South Right of Way Line of Shelby County Highway #12 (or Smokey Road) for the point of beginning; thence continue along the same course for a distance of 210.0'; thence turn an angle of 77°14' to the left for a distance of 210'; thence turn an angle of 102°46' to the left for a distance of 210.0' to the South right of way line of the above said road; thence turn an angle of 77°14' to the left along the south right of way line of said road for a distance of 210.0' to the point of beginning.

Subject to any easements, restrictions, rights of way or condition of record.

This deed is to correct that deed recorded at Real Volume 096, page 224, as recorded in Shelby County, Alabama Probate Office.

BOOK 101 PAGE 312
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th

day of October 19 86

STATE OF ALABAMA, SHELBY CO.

I WITNESS, THIS

INSTRUMENT WAS FILED

corrected

250

100

(Seal)

ISCC NOV 24 PM 12:47

350

(Seal)

X Judy P. Burns (Seal)

Judy P. Burns

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, Mark E. Tippins, a Notary Public in and for said County, in said State, hereby certify that Judy P. Burns, whose name is signed to the foregoing conveyance, and who on this day, being informed of the contents of the conveyance, she on the day the same bears date, is known to me, acknowledged before me and executed the same voluntarily.

Given under my hand and official seal this

13th

day of

November

A. D. 19

Mark E. Tippins

Notary Public