

This instrument was prepared by:  
Daniel M. Spittler  
108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
Carr W. Patterson

4443 *Wishyug Dr.*  
*Birmingham, AL 35210*

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and 00/100'S \*\*\* Dollars (75,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

W. J. Buckley, husband, and Dorothy Buckley, his wife

(hereinafter referred to as Grantor), do grant, bargain, sell and convey unto

Carr W. Patterson, husband, and Judy G. Patterson, his wife

(hereinafter referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the South 1/2 of the SE 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 1 West, described as follows: Begin at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 1 and go South 89 deg. 22 min. 51 sec. West along the South boundary of said 1/4 1/4 Section for 1158.94 feet; thence North 01 deg. 12 min. 07 sec. West for 420.34 feet; thence South 89 deg. 14 min. 00 sec. West for 107.14 feet to the Southerly boundary of Highway 43; thence North 43 deg. 53 min. 36 sec. East along said boundary of Highway 43; thence North 43 deg. 53 min. 36 sec. East along said boundary for 146.82 feet to the beginning of a curve to the left, having a central angle of 00 deg. 34 min. 43 sec. and a radius of 21735.22 feet; thence Northeasterly along said curve for 219.52 feet; thence North 89 deg. 12 min. 53 sec. East for 998.51 feet to the East boundary of said 1/4 1/4 Section; thence South 01 deg. 52 min. 09 sec. East along said East boundary for 685.27 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to all easements and restrictions of record. Mineral and mining rights excepted if not owned by grantors.

\$62,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, to the said GRANTEE, 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 for each survivor forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of April, 1990.

*W. J. Buckley* (Seal)  
W. J. Buckley  
*Dorothy Buckley* (Seal)  
Dorothy Buckley

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

90 APR -9 AM 10: 22

JUDGE OF PROBATE

1. Deed Tax	\$ 12.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 19.00
<b>Total</b>	<b>\$ 49.00</b>

STATE OF ALABAMA )  
SHELBY COUNTY ) General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. J. Buckley, husband, and Dorothy Buckley, his wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of April, 1990.

*[Signature]*  
NOTARY PUBLIC