

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) Post Office Box 1610
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Jessie and Daphine Hale
(Address) 5840 53rd Court North
Birmingham, Alabama 35217

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand Dollars (\$25,000.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnny Patterson

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

Jessie Hale and wife, Daphine Hale

(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, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land containing 9.6 acres in the N.E.1/4 of the S.E.1/4 of Section 17 and in the N.W.1/4 of the S.W.1/4 of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:

Commence at the Northeast corner of the N.E.1/4 of the S.E.1/4 of said Section 17,

Thence run South along the east 1/4-1/4 line 677.77 feet to the point of beginning.

Thence turn left 86 deg. 58 min. 59 sec. and run east 11.92 feet to the center of an unpaved public road.

Thence turn right 98 deg. 59 min. 17 sec. and run southwest along the center of said road 81.26 feet.

Thence turn left 10 deg. 32 min. 12 sec. and continue southwest along the center of said road 195.06 feet.

Thence turn left 04 deg. 40 min. 30 sec. and continue south along the center of said road 47.79 feet.

Thence turn right 96 deg. 14 min. 28 sec. and run west 1299.33 feet.

Thence turn right 86 deg. 53 min. 30 sec. and run north along the west line of the N.E.1/4 of the S.E.1/4 of said Section 17 a distance of 322.83 feet.

Thence turn right 93 deg. 05 min. 27 sec. and run east 1307.06 feet to the point of beginning.

Description continued on reverse side.

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.

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, 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 GRANTEES, 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 12th day of July, 19 91.

WITNESS

(Seal)

Johnny Patterson
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, Kaylan M. Dunlap, a Notary Public in and for said County, in said State, hereby certify that Johnny Patterson

whose name 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 he executed the same voluntarily

BOOK 353 PAGE 985

Subject to easements, restrictions, and right of way of record.

Subject to existing zoning and subdivision regulations.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 128; Deed Book 117 page 126; Deed Book 113 page 17; Deed Book 101 page 127 and Deed Book 117 page 125 in Probate Office.

Subject to Easement(s) to Alabama Power Company as shown by instrument recorded in Real 84 page 179 in Probate Office.

Seller reserves title to minerals and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60 page 109 in Shelby County Probate Judge's Office.

Less and except any portion lying within a chert road.

BOOK 353 PAGE 986

1	Deed Tax	22.00
2	Notary Fee	3.00
3	Recording Fee	3.00
4	Deed Book Fee	1.00
5	Notary Fee	1.00
6	Deed Book Fee	1.00
Total		34.00

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

91 JUL 17 PM 1:42

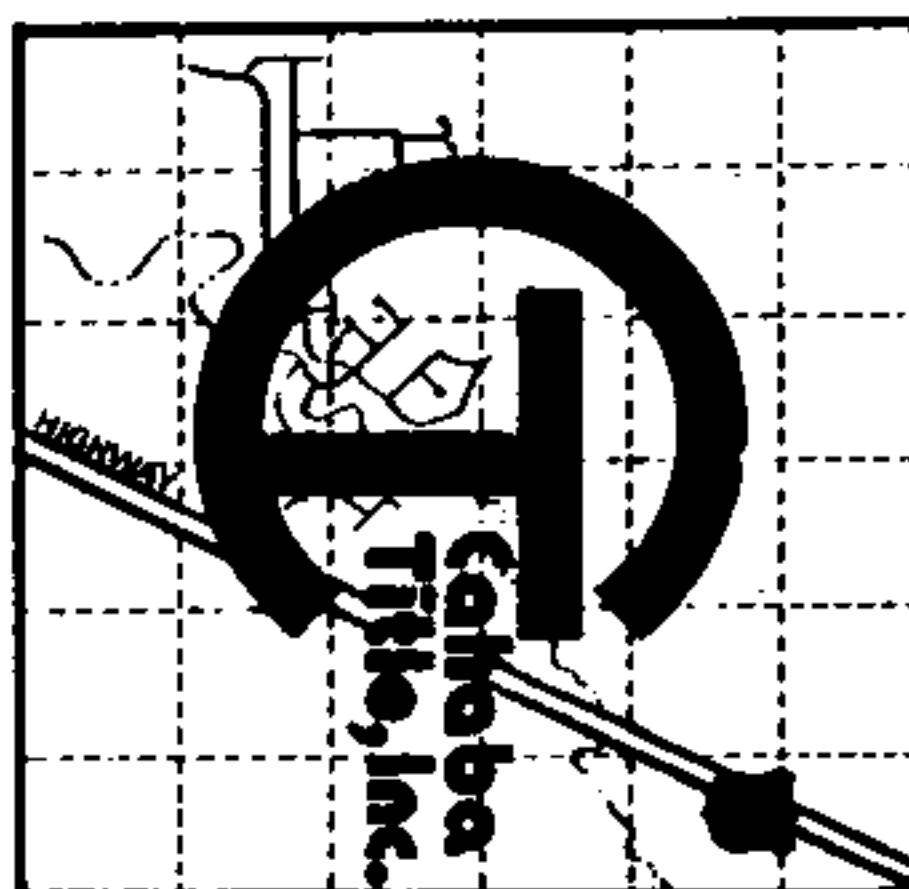
JUDGE OF PROBATE

Return to:

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

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Birmingham, Alabama 35244

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