

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:
(Name)

James T. Patrick, Jr. and
Charlotte Anthony Patrick

(Address)

9600 Hwy. 25

Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand, Two Hundred and 00/100, (\$8,200.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Opal Carroll Long, also known as Opal Long, a widow and the Estate of Clyde Eugene Long, also known as Clyde Long (Deceased) (herein referred to as grantors) do grant, bargain, sell and convey unto James T. Patrick, Jr. and wife, Charlotte Anthony Patrick

(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:

Commencing at the intersection of the East boundary of the NW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 13 East with the South boundary of the right of way of the Montevallo-Calera Highway, thence run South along the East line of said 1/4-1/4 a distance of 315 feet to the Southeast corner of James T. Patrick, Jr.'s lot being point of beginning of the lot herein described; thence run in a Southwesterly direction along the South line of said Patrick lot to a point 210 feet West of the East line of said 1/4-1/4; thence South and parallel with the East line of said 1/4-1/4 to the South line of said 1/4-1/4; thence East along the South line of said 1/4-1/4 a distance of 210 feet to the Southeast corner of said 1/4-1/4; thence North along the East line of said 1/4-1/4 to the point of beginning, being situated in the NW 1/4 of NW 1/4 of Section 3, Township 24 North, Range 13 East Shelby County, Alabama.

This being the same property as that conveyed in Deed Book 173 page 238 in the Probate Office of Shelby County, Alabama.

Opal Carroll Long does hereby convey the above described property in her individual capacity, and as Executrix of the Estate of Clyde Eugene Long (deceased), the decedent's estate being pending in the Probate Court of Shelby County, Alabama, pursuant to Case Number 31-047, and Opal Carroll Long being the sole beneficiary under the Last Will and Testament of the decedent heretofore submitted to Probate within said Court.

SUBJECT TO:

Property taxes for 1993 and subsequent years.

Mineral and mining rights are not insured.

Easements and rights of ways affecting subject property

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07/14/1993-20461
05:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.50

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 for 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 9th day of July, 19 93.

WITNESS

(Seal)

(Seal)

(Seal)

Opal Carroll Long (Seal)
Opal Carroll Long

Opal Carroll Long (Seal)
Opal Carroll Long as Executrix of the
Estate of Clyde Eugene Long (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Opal Carroll Long 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July A.D., 19 93

My Commission Expires: 8/93

M A Spears
Notary Public

Inst # 1993-20461

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that Opal Carroll Long, whose name as Executrix of the Estate of Clyde Eugene Long 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 Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of July, 1993.

D. A. Spear
Notary Public

My Commission Expires: 8/93

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07/14/1993-20461
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.50