



SEND TAX NOTICE TO:  
Donald Edward & Donna Faye Patterson  
P.O. Box 618  
Wilsonville, AL 35186

## JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN  
118 N. 18th Street  
(Address) Bessemer, Alabama 35020

### WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND AND 00/100; of which \$30,000.00 is secured by DOLLARS  
Purchase Money Mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

THOMAS WILLIAM KIRKPATRICK and wife, ANGELIKA E. KIRKPATRICK

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

DONALD EDWARD PATTERSON and wife, DONNA FAYE PATTERSON

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

Shelby County, Alabama to-wit:

See Exhibit A attached

This conveyance subject to:

(1) Taxes for the year 1995 and subsequent years not yet due and payable

Inst # 1995-00120

01/03/1995-00120  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 21.00

Tommy Kirkpatrick and Thomas William Kirkpatrick are one and the same person.  
Angelika Kirkpatrick and Angelika E. Kirkpatrick are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th

day of December, 1994

WITNESS:

(Seal) Thomas William Kirkpatrick (Seal)  
Thomas William Kirkpatrick  
(Seal) Angelika E. Kirkpatrick (Seal)  
Angelika E. Kirkpatrick  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas William Kirkpatrick and Angelika E. Kirkpatrick whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A.D., 1994

My Commission Expires: 4.28.97

Carney J. Clary

Notary Public

## PARCEL I

Begin at the Northwest corner of the Northwest quarter of the Southeast quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, thence run Southerly along the West line of said quarter-quarter a distance of 529.73' to a point, thence turn an angle of  $93^{\circ}-24'$  left and run Easterly a distance of 164.40' to a point, thence turn an angle of  $90^{\circ}-00'$  left and run Northerly a distance of 25.0' to a point, thence turn an angle of  $92^{\circ}-23'$  right and run Easterly a distance of 209.07' to a point, thence turn an angle of  $35^{\circ}-00'$  left and run Northeasterly a distance of 125.65' to a point, thence turn an angle of  $53^{\circ}-55'$  left and run Northerly a distance of 456.20' to a point, thence turn an angle of  $92^{\circ}-30'$  left and run Westerly along the North line of said quarter-quarter a distance of 473.80' to the point of beginning.

## PARCEL II

Commence at the N.W. Corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama thence run Easterly along the North line of said quarter-quarter 473.80 feet to the point of beginning of the property being described, thence continue along last described course 80.0 feet to a point, thence 24 degrees 10 minutes right and run Southeasterly 185.88 feet to a point, thence 68 degrees 0 minutes right and run Southerly 115.14 feet to a point, thence 90 degrees 0 minutes right and run Westerly 437.70 feet to a point, thence 90 degrees 0 minutes and run Northerly 456.20 feet to the point of beginning.

## LESS AND EXCEPT:

Commence at the NE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, and run thence Westerly along the North line of said Section a distance of 773.81 feet to a point; thence turn a deflection angle of  $155^{\circ} 17' 27''$  left and run Southeasterly along the South right of way line of an Alabama Power Company right of way a distance of 225.70 feet to the point of beginning of the property being described; thence continue along last described course along said Power Company right of way line a distance of 159.73 feet to a point; thence turn a deflection angle of  $67^{\circ} 43' 22''$  right and run Southerly a distance of 314.39 feet to a point; thence turn a deflection angle of  $90^{\circ} 11' 02''$  right and run Westerly a distance of 353.00 feet to a point; thence turn a deflection angle of  $118^{\circ} 34' 47''$  right and run Northeasterly a distance of 426.42 feet to point of beginning, containing 2.0 acres and marked on each corner with a steel pin pipe. Property is subject to any and all easements, agreements, restrictions, right of way and/or limitations of probated record or applicable law.

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