This instrument was prepared by:	VALUE:
J. Haran Lowe, Jr.	
Attorney at Law	
P. O. Box 1106	
<u>Clanton, AL 35046</u>	•
Address of Grantees: Edward L. Patterson & Sharon Patterson	
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## WARRANTY DEED

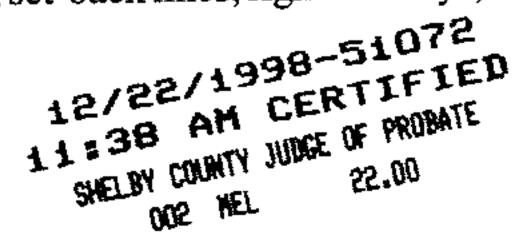
## THE STATE OF ALABAMA, COUNTY OF SHELBY)

AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned grantor <u>Joyce Baggett</u>, a single woman, in hand paid by <u>Edward L. Patterson</u> and wife, <u>Sharon Patterson</u>, the receipt whereof is acknowledged <u>THAT</u> the said <u>Joyce Baggett</u> a single woman, does grant, bargain, sell and convey unto the said <u>Edward L. Patterson</u> and wife, <u>Sharon Patterson</u>, the following described real estate, to wit:

Commence at the NE corner of the SW 1/4 of the NW 1/4 of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 366.7 feet to a point on the Northwesterly R.O.W. of L & N Railroad; thence South 36 degrees 19 minutes West, 159.63 feet along said R.O.W. to the Point of Beginning; thence continue along said R.O.W., South 36 degrees 19 minutes 00 seconds West, 308.50 feet; thence North 53 degrees 50 minutes 07 seconds West 420.16 feet to the Southeasterly R.O.W. of Alabama Hwy. 25; thence along said R.O.W. on a chord bearing of North 35 degrees 09 minutes 05 seconds East 307.50 feet to an iron pin; thence South 53 degrees 50 minutes 30 seconds East, 426.44 feet to the Point of Beginning. According to the survey of Michael G. Moates, dated August 13, 1996.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations if any, of record.



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, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will

and my 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, I have hereunto set my hand and seal, this the Al day of
December, 1998.
June Breed
WITNESS JOYCE BAGGETY // //
WITNESS
THE STATE OF ALABAMA, COUNTY OF Melby
I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that <u>JOYCE BAGGETT</u> , 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, this the day of day of day of 1998.
Ala D'Amella

BLIC # 1998-51072

MY COMMISSION EXPIRES:

12/22/1998-51072 11:38 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE OOS WEL