

This instrument was prepared by:

VALUE: \_\_\_\_\_

J. Haran Lowe, Jr.

Attorney at Law

P. O. Box 1106

Clanton, AL 35046

Address of Grantees:

Edward L. Patterson & Sharon Patterson

\_\_\_\_\_  
\_\_\_\_\_

**WARRANTY DEED**

**THE STATE OF ALABAMA, COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of TEN  
AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned  
grantor Joyce Baggett, a single woman, in hand paid by Edward L. Patterson and wife, Sharon  
Patterson, the receipt whereof is acknowledged THAT the said Joyce Baggett a single woman, does  
grant, bargain, sell and convey unto the said Edward L. Patterson and wife, Sharon Patterson, 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.

12/22/1998-51072  
11:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 22.00

Inst # 1998-51072

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 21<sup>st</sup> day of

December, 1998.

\_\_\_\_\_  
WITNESS

Joyce Baggett  
JOYCE BAGGETT

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
THE STATE OF ALABAMA, COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that JOYCE BAGGETT, 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 21<sup>st</sup> day of December, 1998.

Nilda R. Brooks  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Inst # 1998-51072

2-19-02

12/22/1998-51072  
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