


This deed was prepared without a title search. Grantor furnished legal description to subject property.

SEND TAX NOTICE TO:

Name: Donald M. Patterson  
Address: 46 Park Street  
Harpersville, AL 35078

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P.O. Box 587  
Columbiana, Alabama 35040

  
20040312000129190 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
03/12/2004 13:44:00 FILED/CERTIFIED

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE DOLLAR (\$1.00) and other good and valuable considerations** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Tricia Patterson, a widow**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Donald M. Patterson, a single man**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Commence at a point where the Southern boundary of the SE 1/4 of NW 1/4 of said Section intersects the Westerly right of way line of the Chancellors Ferry Road; run thence in a Northwesterly direction along the right of way line of said Chancellors Ferry Road a distance of 15 feet to a point; thence turn to the left and run in a Westerly direction a distance of 210 feet parallel with the Southern boundary of said SE 1/4 of NW 1/4 and the Southern boundary of SW 1/4 of NW 1/4 to point of beginning, which said point is on the Western boundary of lot heretofore conveyed to Duard Parker; thence turn to the right and run in a Northwesterly direction along the Parker boundary and parallel to Chancellors Ferry Road right of way a distance of 210 feet to a point; thence turn to the left and run in a Westerly direction a distance of 400 feet parallel with the Southern boundary of the SW 1/4 of NW 1/4; thence turn to the left and run Southerly a distance of 210 feet, more or less, to a point which is 15 feet North of the Southern boundary of said SW 1/4 of NW 1/4 and 440 feet West of the point of beginning; thence turn to the left and run Easterly 440 feet to point of beginning.

**TO HAVE AND TO HOLD** to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of March, 2004.

Tricia Patterson (SEAL)  
Tricia Patterson

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Tricia Patterson, a widow, 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 12<sup>th</sup> day of March, 2004.

Janice E. Culver  
Notary Public