

51000

SEND TAX NOTICE TO:

Ruby Faye Patterson and Enoree Patterson

13401 Highway 25

Calera, Alabama 35040

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Ruby Faye Patterson**, widow of J. H. Patterson, (herein referred to as grantor) do grant, bargain, sell, and convey unto **Ruby Faye Patterson and Enoree 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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

It is my intention to describe and convey and create joint ownership with right of survivor in all property which I own in Shelby County, Alabama, whether correctly described herein or not.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 they are 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 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 13th day of July, 2009.

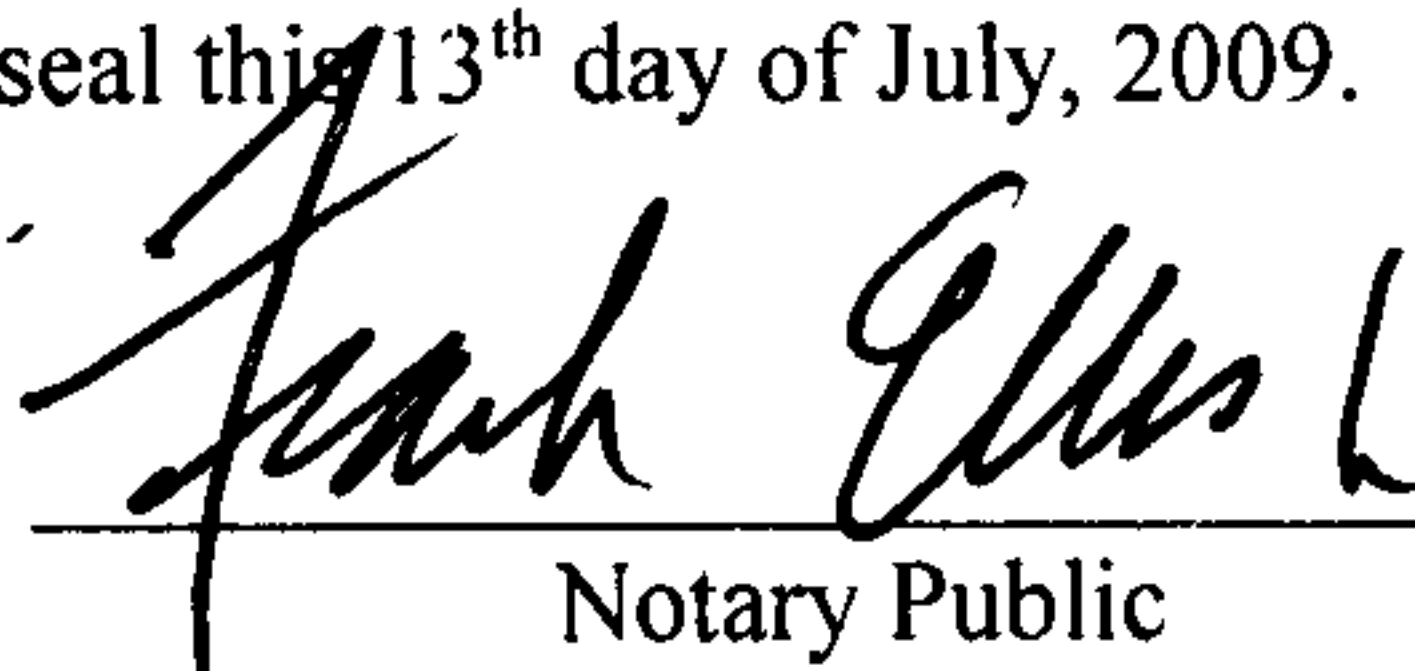

Ruby Faye Patterson (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ruby Faye Patterson**, 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 13th day of July, 2009.

Shelby County, AL 07/13/2009
State of Alabama
Deed Tax : \$1.00


Notary Public (SEAL)



20090713000268460 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/13/2009 03:15:20 PM FILED/CERT

Exhibit "A"



20090713000268460 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/13/2009 03:15:20 PM FILED/CERT

Parcel One:

Commence at a concrete monument known as the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 22 South, Range 2 West; thence South 01 deg. 30 min. 00 sec. East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run 400.11 feet to an iron pin; thence South 82 deg. 00 min. 13 sec. East and run 1529.09 feet to the calculated point of beginning; thence North 37 deg. 45 min. 45 sec. East and run 112.80 feet to an iron pin; thence South 61 deg. 45 min. 50 sec. East and run 283.04 feet to an iron pin on the Westerly right-of-way line of Alabama Highway No. 25; thence North 82 deg. 00 min. 13 sec. West and run 321.56 feet back to the point of beginning. Containing 0.36 acres, more or less.

Parcel Two:

Commencing at the Northwest corner of the Northwest Quarter of Southeast Quarter, Section 14, Township 22, Range 2 West, which said point is marked by a concrete post and run thence South 1 degree 30 minutes East 400 feet to the point of beginning of the lot herein described and conveyed; From said beginning point continue South 1 degree 30 minutes East 251 feet to the north right of way of the Southern Railroad; thence South 80 degrees East along the north right of way of said Southern Railroad 136.3 feet; thence continue along said right of way South 77 degrees East 901.7 feet; thence continue along said right of way South 78 degrees East 216.8 feet; thence continue along said right of way South 82 degrees 25 minutes East 154.1 feet; thence continue along said right of way South 87 degrees 13 minutes East 155 feet; thence continue along said right of way North 88 degrees 52 minutes East 102.8 feet to its intersection with the northwest right of way of Alabama State Highway Number 25; thence North 40 degrees East along the northwest right of way of said Highway 366 feet; thence North 81 degrees 30 minutes west 1888.5 feet to the point of beginning. Said land being a part of the North Half of Southeast Quarter Section 14 Township 22 Range 2 West.

SIGNED FOR IDENTIFICATION:


Ruby Faye Patterson