

THIS DEED WAS PREPARED AT THE REQUEST OF GRANTOR AND WITHOUT THE AID OF A TITLE SEARCH

PROPERTY ADDRESS:

Approximately 9 acres Hwy 31
Shelby County, AL
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

Camille Patterson Elliott
3324 Burning Tree Drive
Hoover, AL 35226

THIS INSTRUMENT WAS PREPARED BY:


Walter F. Scott III, Esq.
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580

SOURCE OF TITLE:

Inst # 1997-01249

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)


20161019000384400 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/19/2016 02:04:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of FIVE HUNDRED and 00/100 Dollars (\$500.00) (this deed is executed for nominal consideration for the purpose of perfecting title to the real property in the beneficiary of the estate) in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **CAMILLE PATTERSON ELLIOTT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN CECIL PATTERSON, DECEASED**, whose mailing address is 3324 Burning Tree Drive, Hoover, AL 35226 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **CAMILLE PATTERSON ELLIOTT**, whose mailing address is 3324 Burning Tree Drive, Hoover, AL 35226 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

A parcel of land situated in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 2 West; being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of Section 33, Township 21 South, Range 2 West; run thence in a Westerly direction along the center line of Section 33 for a distance of 2,460.44 feet to the point of beginning; from the point of beginning thus obtained; thence continue along last described course for a distance of 757.13 feet to a point on the Northeasterly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 106 deg. 00 min. 48 sec. and run in a Southeasterly direction along the Northeasterly right of way line of U. S. Highway No. 31 for a distance of

682.46 feet; thence turn an angle to the left of 73 deg. 44 min. 33 sec. and run in an Easterly direction for a distance of 568.87 feet; thence turn an angle to the left of 90 deg. 14 min. 39 sec. and run in a Northerly direction for a distance of 658.40 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County Tax Parcel ID #22-8-33-0-000-009.001

SUBJECT TO All restrictions, easements, rights of way, liens and encumbrances of record, if any.

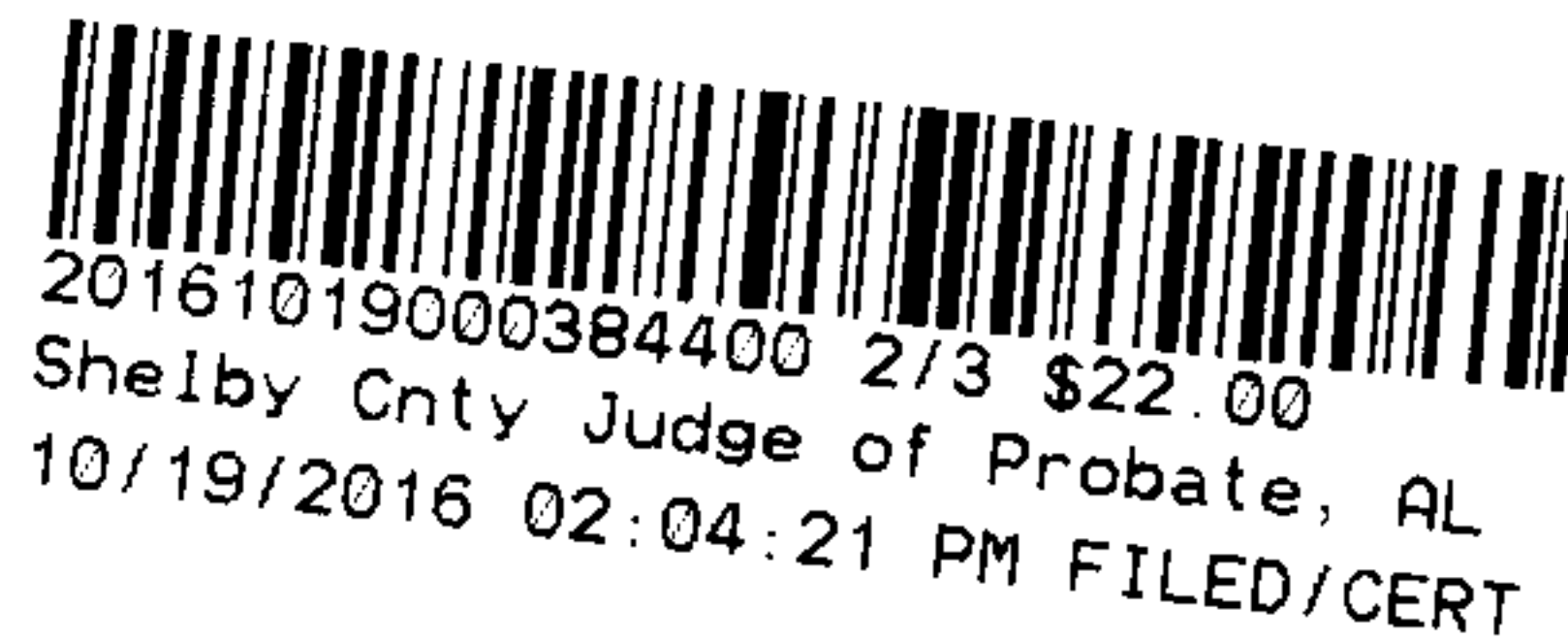
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Grantor hereby covenants and agrees with Grantee, her heirs, personal representative and assigns, that Grantor, its successors and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 11 day of October, 2016.

THE ESTATE OF JOHN CECIL PATTERSON,
DECEASED

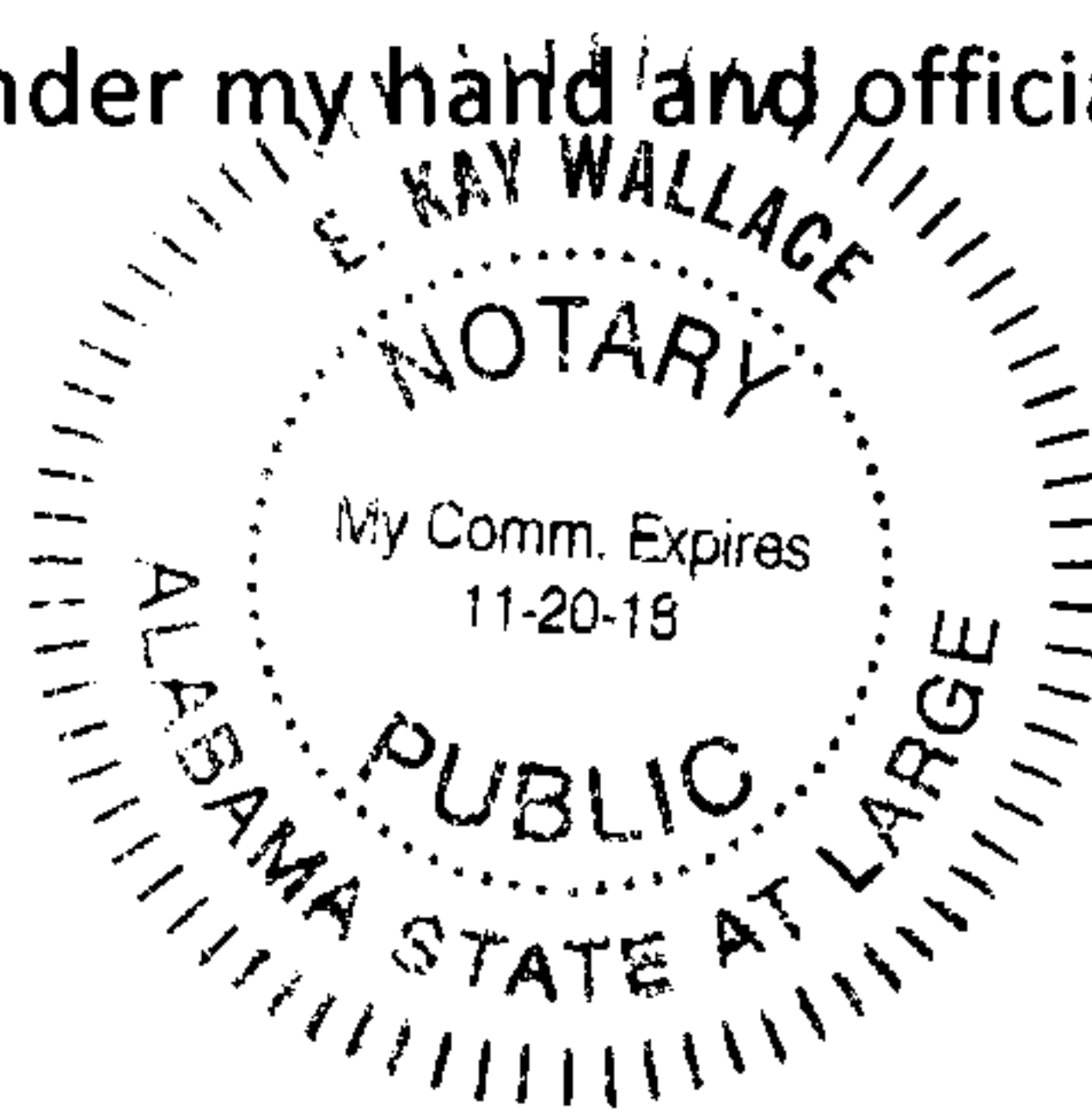
By: Camille Patterson Elliott
Camille Patterson Elliott
Its: Personal Representative



STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Camille Patterson Elliott, whose name as Personal Representative of the Estate of John Cecil Patterson, deceased, 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, in her capacity as personal representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2016.



E. Kay Wallace
NOTARY PUBLIC
My commission expires: 11/20/2018

20161019000384400 3/3 \$22.00
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