

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

PROPERTY ADDRESS:

Approximately 27 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:

Instrument #20150326000094650
Book 375, Page 880

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)


20161019000384410 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/19/2016 02:04:22 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 the 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, being 5.6 acres more or less, located in the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, and more specifically described as follows:

Commencing at the intersection of the Northeast right-of-way (ROW) line of the CSX Railroad and the West line of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 21 South, Range 2 West in Shelby County, Alabama; thence southeasterly along the Northeast ROW line of the CSX Railroad approximately 1,036 feet for point of beginning (POB); thence North 84 degrees 3 minutes 30 seconds East 90.699 feet; thence South 18 degrees 28 minutes 9 seconds East 220.611 feet; thence North 84 degrees 29 minutes 50 seconds East 211.765 feet; thence South

18 degrees 16 minutes 30 seconds East 778.097 feet; thence North 88 degrees 35 minutes 43 seconds West 362.156 feet to the East ROW line of CSX Railroad; thence northwesterly along said East ROW line approximately 948 feet to POB. The tract being described contains 5.6 acres more or less out of the Northwest 1/4 of Section 33, Township 21 South, Range 2 West in Shelby County, Alabama.

[Being the same property conveyed by Lhoist North America of Alabama, LLC to the Estate of John Cecil Patterson by deed dated March 23, 2015 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20150326000094650.]
Shelby County Tax Parcel ID #22-8-33-0-000-099.000

AND

Commence at the Northwest corner of Section 33, Township 21 South, Range 2 West, thence run South 60 degrees 17 minutes East a distance of 1759.60 feet to a point on the West right-of-way line of U.S. Hwy No. 31; thence turn an angle of 43 degrees 12 minutes to the right to the chord of a right-of-way curve and run along said right of way curve a chord distance of 814.46 feet; thence turn an angle of 2 degrees 51 minutes to the right and continue along said right of way a distance of 304.28 feet to the point of beginning; thence continue along said Highway right-of-way a distance of 636.41 feet; thence turn an angle of 93 degrees 02 minutes to the right and run a distance of 514.85 feet; thence turn an angle of 1 degree 33 minutes to the right and run a distance of 481.68 feet; thence turn an angle of 82 degrees 08 minutes to the right and run a distance of 753.03 feet; thence turn an angle of 57 degrees 53 minutes to the left and run a distance of 184.54 feet; thence turn an angle of 23 degrees 29 minutes to the right and run a distance of 105.68 feet; thence turn an angle of 42 degrees 33 minutes to the right and run a distance of 92.06 feet; thence turn an angle of 92 degrees 41 minutes to the right and run a distance of 144.16 feet; thence turn an angle of 00 degrees 41 minutes 21 seconds to the right and run a distance of 807.37 feet; thence turn an angle of 87 degrees 35 minutes to the right and run a distance of 209.54 feet; thence turn an angle of 84 degrees 43 minutes to the left and run a distance of 181.20 feet; thence turn an angle of 91 degrees 07 minutes to the right and run a distance of 32.59 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 168.10 feet to a point on the West right-of-way line of U.S. Hwy 31, and the point of beginning. Situated in the S ½, NW 1/4 and NW 1/4, SW 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama and containing 21.315 acres, more or less.

[Being the same property conveyed by Patterson Development Co., Inc. to John Patterson by deed recorded in Book 375, Page 880 Shelby County, Alabama December 4, 1991.]
Shelby County Tax Parcel ID #22-8-33-0-000-008.001

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

TO HAVE AND TO HOLD unto the said Grantee, her heirs, personal representatives and assigns, forever.

Grantor hereby covenants and agrees with Grantee, her heirs, personal representatives 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.

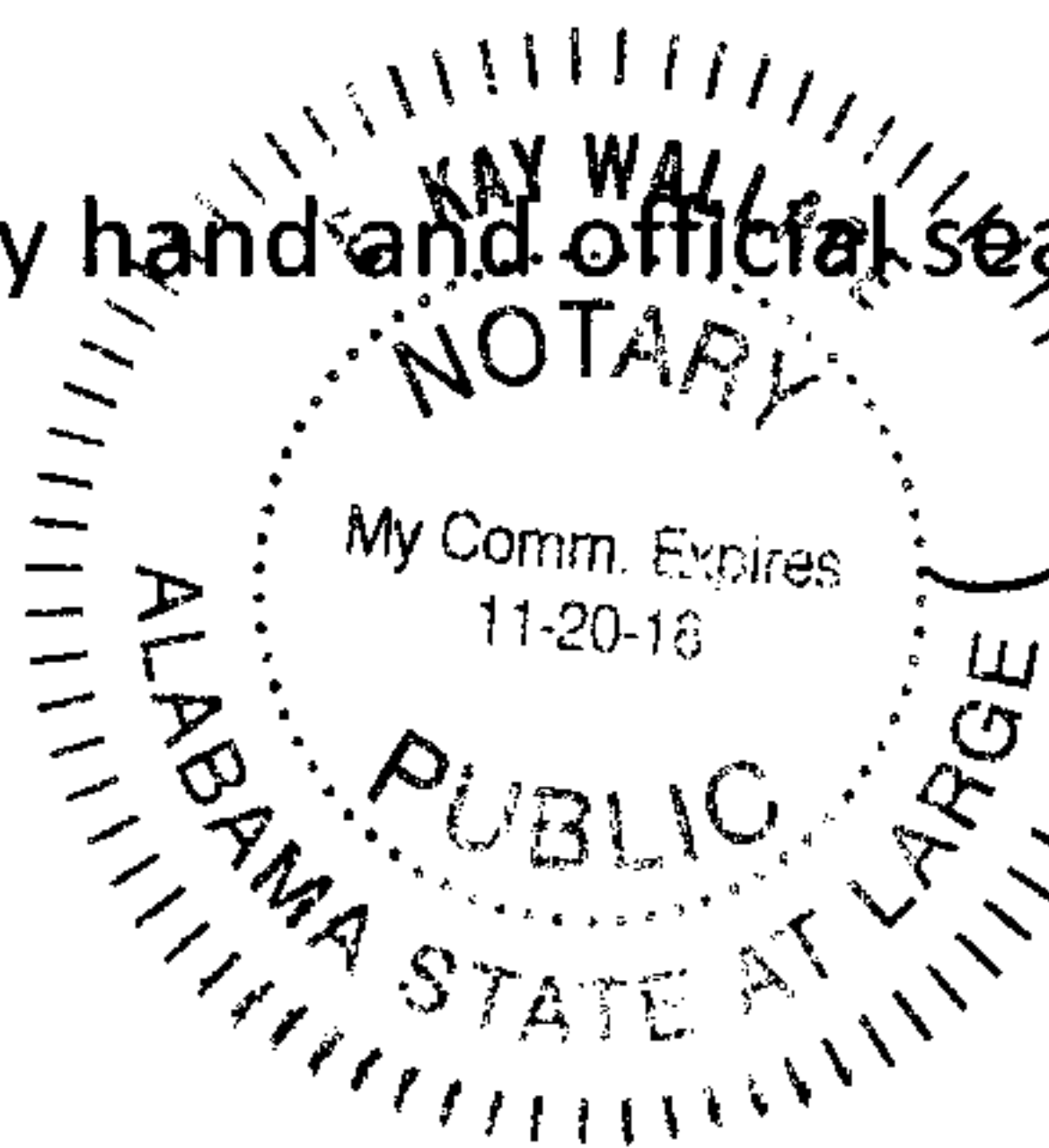
THE ESTATE OF JOHN CECIL PATTERSON,
DECEASED

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.



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

