

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

**PROPERTY ADDRESS:**

Approximately 86 acres Hwy 31  
Shelby County, AL  
*[Accuracy of address is not warranted]*

**SEND TAX NOTICE TO:**


The John Cecil Patterson Exempt Family  
Trust  
c/o Camille Patterson Elliott, Trustee  
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:**

**Book 212, Page 29**

  
20161019000384430 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/19/2016 02:04:24 PM FILED/CERT

**STATUTORY WARRANTY DEED**

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STATE OF ALABAMA    )  
                                 :  
SHELBY COUNTY        )

**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 **THE JOHN CECIL PATTERSON TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF JOHN CECIL PATTERSON DATED SEPTEMBER 27, 2014**, 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:

Begin at the N.E. corner of the S.E. 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 4°45'49" East along the East line of said 1/4 - 1/4 Section for a distance of 669.23'; thence South 87°00'06" West for a distance of 2,488.21'; thence North 3°14'33" West for a distance of 658.40'; thence South 86°45'27" West for a distance of 757.13' to the Easterly Right-of-Way of U.S. Hwy. #31; thence North 19°10'39" West along said Right-of-Way for a distance of 1,231.03'; thence North 74°51'36" East for a distance of 1,408.09'; thence South

15°08'24" East for a distance of 58.20'; thence North 75°46'47" East for a distance of 980.08'; thence South 12°28'27" East along the East line of property formerly belonging to S. J. Jackson for a distance of 1,653.54' to the SE corner of said Jackson property, said point also being the SW corner of U.S. Pipe & Foundry property; thence North 86°49'51" East along the South line of said U.S. Pipe & Foundry property for a distance of 953.08' to the Point of Beginning.

**Shelby County Tax Parcel #22-8-33-0-000-009.002**

**LESS AND EXCEPT** That property conveyed to Lhoist North America of Alabama, LLC by The Estate of John Cecil Patterson by deed recorded in Inst. #20150326000094660 March 24, 2015.

**PARCEL A:**

A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a 3" capped pipe at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 33 and run South 00 degrees 06 minutes 23 seconds West along the East boundary thereof, 672.89 feet to a 5/8" capped rebar (PERC 16689); thence North 88 degrees 02 minutes 13 seconds West, 1106.54 feet to a 5/8" capped rebar (PERC 16689); thence North 04 degrees 04 minutes 19 seconds West, 1974.36 feet to a 5/8" capped rebar (PERC 16689); thence North 12 degrees 26 minutes 22 seconds West, 281.70 feet to a 5/8" capped rebar (PERC 16689); thence North 80 degrees 31 minutes 05 seconds East, 196.80 feet to a 5/8" capped rebar (PERC 16689); thence South 12 degrees 13 minutes 55 seconds East, 275.13 feet to a 3" capped pipe on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 33, thence South 04 degrees 21 minutes 07 seconds East, 1352.64 feet to a 3" capped pipe on the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 33; thence South 88 degrees 32 minutes 27 seconds East along the North boundary thereof, 953.38 feet to the point of beginning.

**PARCEL B:**

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a 3" capped pipe at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 and run North 88 degrees 32 minutes 27 seconds West along the South boundary thereof, 953.38 feet to a 3" capped pipe and the point of beginning; thence North 04 degrees 21 minutes 07 seconds West, 1352.64 to a 3" capped pipe on the North boundary line of said Southeast 1/4 of the Northeast 1/4; thence South 16 degrees 00 minutes 35 seconds East, 395.34 feet to a 5/8" capped rebar (PERC 16689); thence South 15 degrees 46 minutes 51 seconds 238.56 feet to a 5/8" capped rebar (PERC 16689); thence South 13 degrees 43 minutes 11





seconds East, 176.67 feet to a 5/8" capped rebar (PERC 16689); thence South 11 degrees 16 minutes 40 seconds West, 578.70 feet to the point of beginning.

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, its successors 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 11<sup>th</sup> day of October, 2016.

E. Kay Wallace

NOTARY PUBLIC

My commission expires: 11/20/2018



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