

THIS INSTRUMENT PREPARED BY:

CLAY R. CARR, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GRANTEE'S ADDRESS:

Rusty L. Patterson
570 Highway 81
Vincent, AL 35178



20201104000499690 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
11/04/2020 12:29:16 PM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Thousand and 00/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jimmy A. Abbott and Shirley A. Abbott, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 221 Valentine Circle, Wilsonville, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rusty L. Patterson and Kayla N. Patterson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A trace or parcel of land in Shelby County, Alabama, lying and being in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 9, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of the above mentioned Section 9 and proceed in an Easterly direction along the south boundary of said 1/4 1/4 Section for a distance of 321.3 feet to a point on a fence; thence North 01 deg. 00 min. West along said fence for a distance of 1465 feet, more or less, to a point; thence South 89 deg. 00 min. West for a distance of 543.5 feet to the point of beginning of property herein described; thence continue South 89 deg. 00 min. West for a distance of 122.5 feet to a point; thence South 51 deg. 10 min. west for a distance of 302.2 feet to a point; thence South 65 deg. 05 min. East for a distance of 265 feet to a point; thence North 21 deg. 11 min. East for a distance of 325.3 feet to the point of beginning.

Also, an easement and right of way being described as follows: Commencing at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 9, Township 19 South, Range 2 East; thence North 90 deg. 00 min. 00 sec. East along the South boundary of said 1/4 1/4 Section a distance of 321.30 feet to a point; thence North 01 deg. 00 min. 00 sec. West a distance of 838.32 feet to a point; thence North 64 deg. 58 min. 39 sec. West a distance of 986.52 feet to the point of beginning of herein described parcel of land; thence South 51 deg. 10 min. 18 sec. West a distance of 20.00 feet to a point; thence North 65 deg. 15 min. 38 sec. West a distance of 158.83 feet, more or less, to a point on the Easterly boundary of Shelby County Highway No. 81 (60' ROW); thence North 04 deg. 14 min. 28 sec. East along said right of way a distance of 20.00 feet to a crimp top pipe on said right of way; thence South 65 deg. 14 min. 42 sec. East and leaving said right of way a distance of 155.16 feet to a 1/2" open top pipe; thence South 64 deg. 58 min. 39 sec. East a distance of 20.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 570 Highway 81, Vincent, AL 35178

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Note: The preparer of this deed has not researched the title to this real property.

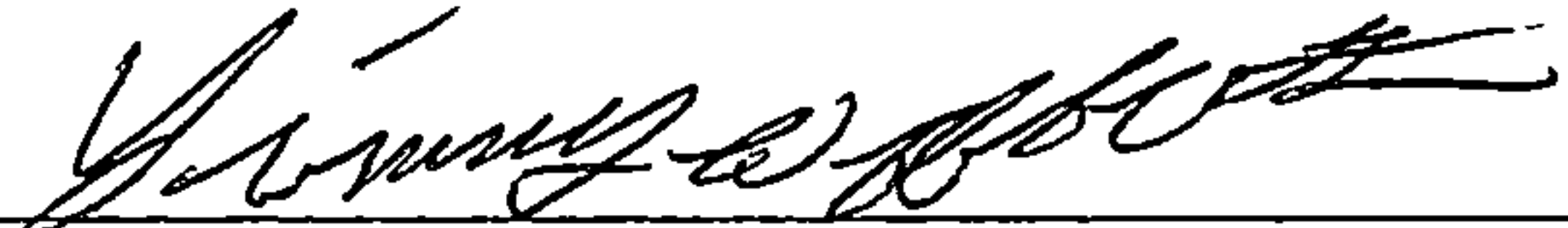
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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, forever.

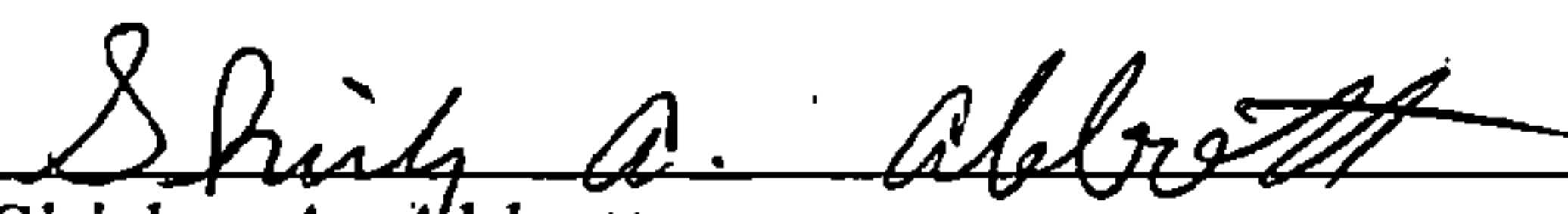
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AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the ____ day of March, 2020.

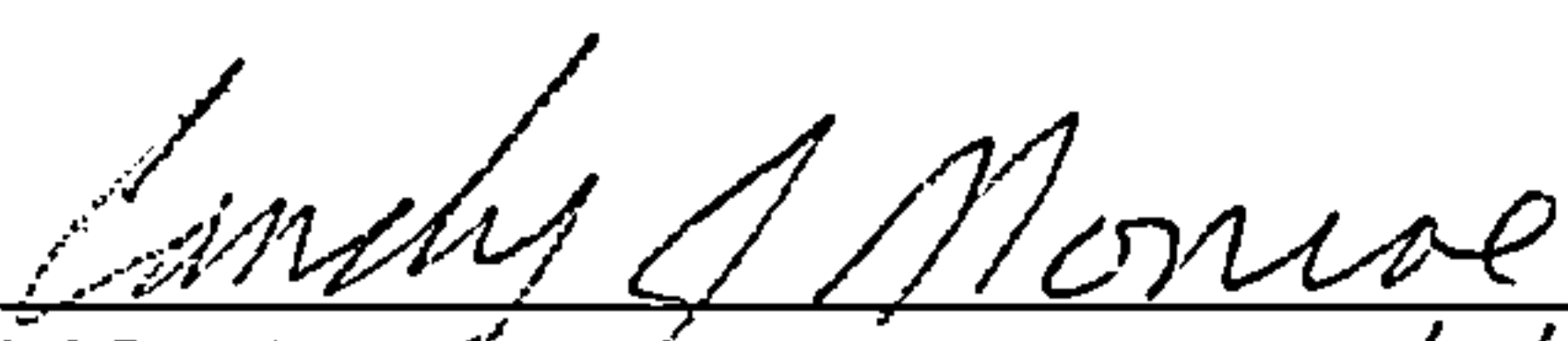

Jimmy A. Abbott


Shirley A. Abbott

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jimmy A. Abbott and Shirley A. Abbott, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of March, 2020.


NOTARY PUBLIC
My Commission Expires: 3/1/21 ~~12/28/2022~~

Shelby County, AL 11/04/2020
State of Alabama
Deed Tax: \$60.00



20201104000499690 2/2 \$85.00
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