

1584

SEND TAX NOTICE TO:

(Name) Larry L. McKinney, Jr.  
5183 Redfern Way  
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Dale Corley, Attorney  
2100 16th Avenue So.  
(Address) Birmingham, Al 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY EIGHT THOUSAND NINE HUNDRED AND NO/100 (\$88,900.00) Dollars

to the undersigned grantor, Pate Construction Company, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Larry L. McKinney, Jr. and wife, Kathy S. McKinney  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
The County of Shelby, State of Alabama, to-wit:

Lot 24, according to the Survey of Meadow Brook, 9th Sector as  
Recorded in Map Book 8, Page 150 in the Probate Office of Shelby  
County, Alabama.

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

\$84,450.00 of the above recited purchase price was paid from a mortgage loan closed  
simultaneously herewith.

BOOK 355 PAGE 954

STATE OF ALA. SHELBY CO. (S)  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
See Mtg 449-785  
1984 MAY 31 PM 2:05  
Thomas J. McKinney  
JUDGE OF PROBATE

Deed Tax - 4.50  
Rec. 1.50  
Adm. 1.00  
7.00

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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Milton Pate  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of May 19 84

ATTEST:

PATE CONSTRUCTION COMPANY, INC.

By Milton Pate, Pres.  
Milton Pate President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, Milton Pate a Notary Public in and for said County in said  
State, hereby certify that Milton Pate  
whose name as Pate Construction Company, Inc.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 29th day of May 19 84.

Notary Public