

SEND TAX NOTICE TO:

(Name) Phillip S. Pate and Shawn M. Pate

(Address) 2916 Selkirk Circle
Birmingham, AL 35242

1346

This instrument was prepared by

(Name) Robert R. Sexton, Esq.
900 Park Place Tower, 2001 Park Place North
(Address) Birmingham, Alabama 35203
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Two Thousand & 00/100 ----- DOLLARS
(\$92,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RICHARD HAMILTON, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

PHILLIP S. PATE and SHAWN M. PATE
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 33, Block 1, according to the Survey of Selkirk, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 1991 and subsequent years.
2. 10 foot easement on rear as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 21, Page 10, in said Probate Office.
4. Agreement with Alabama Power Company recorded in Misc. Volume 21, Page 377, in said Probate Office.
5. Restrictions regarding Alabama Power Company recorded in Misc. Volume 21, Page 376, in said Probate Office.

\$87,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SUBJECT PROPERTY HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE.

BOOK 364 PAGE 501

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 one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th

day of September, 19 91

WITNESS: STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
91 SEP 19 AM 9:33 (Seal)

Richard Hamilton (Seal)
RICHARD HAMILTON (Seal)

1. Notary Fee	\$5.00
2. Mtg. tax	\$2.50
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$0.00
6. Certified Fee	\$1.50
Total	\$14.50

STATE OF ALABAMA }
JEFFERSON COUNTY } (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD HAMILTON, a married man

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, A. D., 19 91

Sarah Frances Clemons (Seal)

Single Sexton