

SEND TAX NOTICE TO:

(Name) JAMES E. AND LINDA BOGUS

(Address) 106 WINDSOR LANE
PELHAM, AL 35007

This instrument was prepared by

(Name) JERRY PARKER

(Address) P.O. BOX 20375 VESTAVIA, AL 35216

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 JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100
(\$269,900.00) AND OTHER CONSIDERATIONS

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

JAMES E. BOGUS AND WIFE, LINDA BOGUS
(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 22, ACCORDING TO THE SURVEY OF WEATHERLY - WINDSOR SECTOR 11, AS RECORDED IN MAP
BOOK 18, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO THE FOLLOWING:

SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE RECORDED MAP.

RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT #1994-15531 IN THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY, ALABAMA.

EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED IN INST. #1993-37546, INST.
#1993-39001 AND INST. #1993-39916, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA.

(\$215,900.00 OF THE PURCHASE PRICE WAS OBTAINED BY A PURCHASE MONEY MORTGAGE
FILED SIMULTANEOUSLY HERewith.)

Inst # 1994-36891

12/19/1994-36891
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 62.50

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 16TH day of DECEMBER 19 94

ATTEST:

By Milton Pate, Pres
President

Secretary

STATE OF ALABAMA }
COUNTY OF

I, THE UNDERSIGNED

a Notary Public in and for said County in said

State, hereby certify that MILTON PATE

whose name as President of 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

16TH

day of DECEMBER

19 94

Central A.L. Title

Phillip L. Parker
Notary Public

2-19-95