

This instrument was prepared by

Send Tax Notice To: Debra Garner
name

(Name) Lamar Ham

111 Loyola Circle
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Helena, AL 35080

Corporation Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson)

That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$134,500.00)

to the undersigned grantor, Pate Construction Co., Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Debra Garner

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL
to-wit:

Lot 10-A, according to a Resurvey of Lots 5 thru 12, St. Charles Place - Phase
IV, as recorded in Map Book 19, Page 83, in the Probate Office of Shelby
County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 121,050.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

Inst # 1995-27203

09/27/1995-27203
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 25th day of September, 1995.

ATTEST:

Pate Construction Co., Inc.

By Milton Pate, Pres.
Milton Pate, President

STATE OF Alabama)
COUNTY OF Jefferson)

a Notary Public in and for said County, in said State,

I, Lamar Ham
hereby certify that Milton Pate

whose name as President of Pate Construction Co., 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 25th day of September, 1995

[Signature]
Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997
MY COMMISSION EXPIRES NOVEMBER 9, 1997

1995-27203
SHELBY COUNTY JUDGE OF PROBATE