

SEND TAX NOTICE TO:

(Name) Eddie L. Sankey
3021 Piper Way
(Address) Birmingham, Al. 35244

This instrument was prepared by

Jones & Waldrop
(Name) 1025 Montgomery Highway
Birmingham, Al. 35216
(Address) _____

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred seventy-nine thousand nine hundred and no/100 DOLLARS
(\$279,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Steven F. Pate and his wife Anita G. Kimberly Pate

(herein referred to as grantors) do grant, bargain, sell and convey unto

Eddie L. Sankey and Doris S. Sankey

(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 15, according to the Survey of Amended Map of The Highlands, 1st Sector, as recorded in Map Book 19, Page 132 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$ 223,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.
\$56,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, which is second and subordinate to the first mortgage recited above.

Grantor Anita G. Kimberly Pate is one and the same person as Anita G. Kimberly.

Inst # 2002-18966

04/24/2002-18966
08:56 AM CERTIFIED

SHF1 BY COUNTY JUDGE OF PROBATE
001 MSB 12.00

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 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, we have hereunto set OUR hand(s) and seal(s), this 22 day of April, 2002

WITNESS:

(Seal)

(Seal)

(Seal)

Steven F. Pate (Seal)
STEVEN F. PATE
Anita G. Kimberly Pate (Seal)
ANITA G. KIMBERLY PATE (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven F. Pate and his wife Anita G. Kimberly Pate whose name s 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 conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of April, 2002 A. D.,

My commission expires: 9/13/04

Jason C. [Signature]
Notary Public.