

This instrument was prepared by

SEND TAX NOTICE TO:

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

Triple P Corporation
3145 Bellwood Drive
Birmingham, Alabama 35243

File #1008-05

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-Six Thousand Two Hundred Dollars and No 00/100 (\$86,200.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Milton Pate, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Triple P Corporation, by its President, Milton Pate** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

Lot 42, according to the Survey of Southpointe Ridge, as recorded in Map Book 39, Page 7, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR NOR GRANTOR'S SPOUSE.

SUBJECT TO:

This deed was prepared without a title examination.

Subject to easements, right of ways, ad valorem taxes, mineral and mining rights, building lines, as shown in the public records.

(Property is subject to a first mortgage lien in the amount of \$N/A being executed by the Grantee herein and recorded simultaneously herewith.)

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), **Milton Pate**, have hereunto set my (our) hand(s) and seal(s) this **17th** day of **October, 2008**.

Milton Pate (SEAL)
Milton Pate

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Milton Pate, a married man**, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **17th** day of **October, 2008**.

Robert F. Lewis
Notary Public

My commission expires *3/31/2010*

Shelby County, AL 11/05/2008
State of Alabama

Deed Tax: \$86.50