

This instrument was prepared by

REAL 1043 PAGE 840

(Name) Dale Corley, Attorney at Law

(Address) 1407 City Federal Building, Birmingham, Alabama 35203

Form 1-15 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, *Mtg value*

That in consideration of Twenty-Three Thousand Five Hundred and No/100—(\$23,500.00)—DOLLARS

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

Morgan W. Pate and wife, Mayebelle Pate
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Dwight Dennis and wife, Sue C. Dennis
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

19740318000012760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/18/1974 01:00:00 AM FILED/CERT

Lot 3, Block 1, according to resurvey of Farris-Smith Subdivision, as recorded in Map Book 4, Page 60, in the Probate Office of Shelby County, Alabama.

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

\$23,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has been collected on this instrument.

[Signature]
Judge of Probate
"NO TAX COLLECTED"

STATE OF ALA, JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
REAL 1043 PAGE 840
MAR 6 1 18 PM '74

RECORDED & INDEXED
MIS. TAX & \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
[Signature] 2.40

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 26th day of February, 1974.

STATE OF ALA, SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
REAL 1043 PAGE 840
MAR 18 1974
JUDGE OF PROBATE
REC. EX. & PAGE AS SHOWN ABOVE

+ *[Signature]* (Seal)
Morgan W. Pate
+ *[Signature]* (Seal)
Mayebelle Pate
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Morgan W. Pate and wife, Mayebelle Pate whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 1974.
[Signature]
Notary Public.