

This instrument was prepared by

(Name) Carolyn B. Nelson

(Address) 1800 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 337-825

That in consideration of Twenty-Five Thousand and 00/100 (\$25,000.00)-----DOLLARS

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

Larry Gene Brown and wife Charlotte Brown

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

Bobby H. Pate and wife, Rheda P. Pate

(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:

Lot 12, in Block 1, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1974.
2. A 30 foot building set back line as shown by record plat.
3. Restrictions in Deed Book 263, Page 350, which contain no reversionary clause.
4. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 265, Page 223.
5. Easements to Alabama Power Company in Deed Book 108, Page 379

\$25,000.00 of the purchase price recited above was paid mortgage loan closed simultaneously herewith.



19740326000014260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/26/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR 26 AM 8:40
U.S.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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~~ (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 23rd day of March, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Larry Gene Brown (Seal)
LARRY GENE BROWN

Charlotte Brown (Seal)
CHARLOTTE BROWN

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Gene Brown and wife Charlotte Brown 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 23rd day of March, A.D., 1974

Carolyn B. Nelson
Notary Public.

BOOK 285 PAGE 880