

TAX NOTICE TO: RANDALL J. PATE
420 PRICE DR
B'HAM, AL. 35215

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY

_COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty seven Thousand Five Hundred and no/100-----(\$57,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles A. Aldridge and wife, Margaret L. Aldridge

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

Randall J. Pate and Jean Pate

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby

County, Alabama to-wit:

Parcel I: Part of the SW $\frac{1}{4}$ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the SW corner of Section 14, Township 18 South, Range 1 East; thence run North along the West line of said section a distance of 668.0 feet to the point of beginning; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly a distance of 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run Northwesterly a distance of 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run North-easterly a distance of 260.44 feet; thence turn left 88 degrees 40 minutes 30 seconds and run Northwesterly a distance of 528.76 feet to the South side of Bear Creek; thence turn left and run Westerly along the South side of said Bear Creek a distance of 320 feet, more or less to the intersection with the West line of said Section 14; thence turn left and run South along said section line a distance of 738.72 feet to the point of beginning.

Parcel II: ALSO: a 25 foot access easement lying 12.5 feet on either side of a centerline herein described: Commence at the SW corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence turn North along the West line of said Section a distance of 668.0 feet; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly a distance of 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run Northwesterly a distance of 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run Northeasterly a distance of 247.94 feet to a point on the centerline of said access easement; thence turn right 91 degrees 19 minutes 30 seconds and run Southeasterly a distance of 600 feet, more or less to the Northwesterly right of way line of Shelby County Highway #45 and the point of ending of

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. (continued on back)

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 30th
May 83
 day of _____, 19____

WITNESS:

_____ (Seal)


Charles A. Aldridge (Seal)

_____(Seal)

_____ (Seal)

_____ (Seal)

Margaret L. Aldridge (Seal)
Margaret L. Aldridge

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles A. Aldridge and wife, Margaret L. Aldridge
whose name 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 30th day of May A. D., 19 83

James A. Holliman

Notary Public.

said easement.

This conveyance subject to:

- 1. Taxes for the year 1983
- 2. Right of way to Shelby County for public road as recorded in Deed Book 216, page 351.

\$32,500.00 of the above purchase price was paid from a purchase money mortgage closed simultaneously herewith.

BOOK 347 PAGE 706

SHelBY CO. ALA.
RECORDED BY THIS
OFFICE
1983 JUN -9 AM 9:30
see Mtg #32-19L
Thomas G. Brantley, Jr.
JUDGE OF PROBATE

Deed Tax 25.00
Rec. 3.00
Sub. 1.00
29.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

HOLLIMAN, TUCKER & LADNER
ATTORNEYS AT LAW
1610 - 4TH AVENUE, NO.
BESSEMER, ALABAMA 35020
424-5494

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 329-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company