

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Steven C. Sells

NAME Dale Corley, Attorney
2100 16th Avenue So.
ADDRESS Birmingham, Alabama 35243

5209 Meadowbrook Road
Birmingham, Alabama 35243

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Shelby COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Ninety Four Thousand One Hundred Forty and No/100 (\$94,140.00) Dollars-----

to the undersigned grantor, Pate Construction Co., Inc.

a corporation, in hand paid by Steven C. Sells and wife, Judith M. Sells
the receipt whereof is acknowledged, the said

Pate Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Steven C. Sells and wife, Judith M. Sells

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 67, according to the survey of Meadow Brook, 4th Sector as
recorded in Map Book 7, Page 67, in the Probate Office of Shelby
County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$75,300.00 of the above recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Steven C. Sells and wife, Judith M. Sells
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 grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Pate Construction Co., Inc. does for itself, its successors

and assigns, covenant with said Steven C. Sells and wife, Judith M. Sells
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Pate Construction Co., Inc.

signature by Milton Pate has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 28th day of February, 1984.

PATE CONSTRUCTION CO., INC.

ATTEST:

Secretary.

By Milton Pate, Pres.
Vice President

Return to: Corley Moncus Bynum & De Buys
2100 16th Avenue So.
Birmingham, Al 35205

PATE CONSTRUCTION CO., INC.

TO

Steven C. Sells and wife,

Judith M. Sells

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

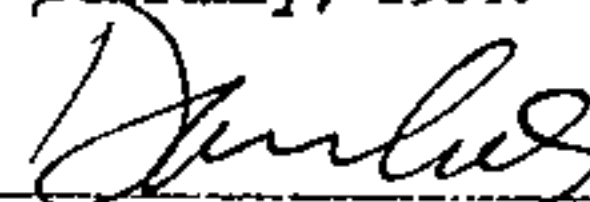
615 No. 21st Street Birmingham, Ala.

State of Alabama

Jefferson COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Milton Pate whose name as President of the Pate Construction Co., Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of February, 1984.



Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
See mtg 444-248
1984 MAR -2 AM 10:44
William A. Snowden, Jr.
JUDGE OF PROBATE

deed 1900
Rec 300
Jud 100
23 00

BOOK 353 PAGE 628