

1542

SEND TAX NOTICE TO:

(Name) Kenneth R. Cass  
5190 Redfern Way  
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Dale Corley, Attorney

(Address) 2100 16th Avenue South, Birmingham, Al 35205

Form 1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Two Thousand Five Hundred and No/100 (\$82,500.00) Dollars

to the undersigned grantor, Pate Construction Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kenneth R. Cass and wife, Sybilla C. Cass

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 16, according to the map and survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Mineral and mining rights are excepted.

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

\$78,350.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
See my 445-894  
1984 MAR 30 AM 10:36

Need tax - 4.50  
Rec. 1.50  
Ad. 1.00  
7.00

*Thomas A. Williams*  
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Milton Pate who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of March 19 84.

ATTEST:

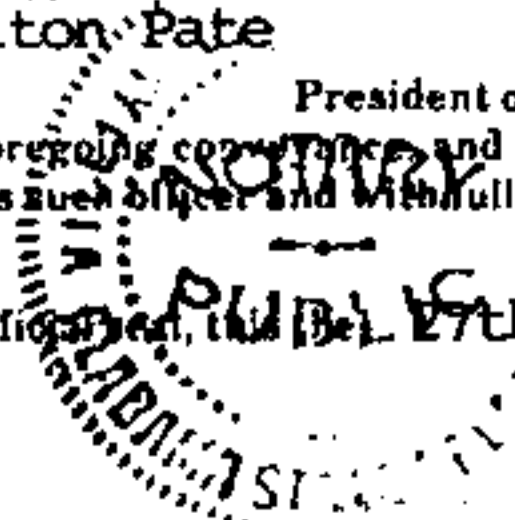
PATE CONSTRUCTION CO., INC.

By Milton Pate Secretary President

STATE OF Alabama }  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Milton Pate whose name as President of Pate Construction Co., Inc. a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged 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 27th day of March 19 84.



William P. Williams  
Notary Public

