

THIS INSTRUMENT PREPARED BY:

577

Send Tax Notice To:

Robert E. Tate, Jr.

NAME: William H. Halbrooks, Attorney

Suite 820 Independence Plaza

ADDRESS: Birmingham, AL 35209

Rt. 1 Box 113

Sterrett, AL 35147

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Four Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sheron M. Boyd an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert E. Tate, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of NE 1/4 of Section 36, Township 18 South, Range 1 East and described as follows: Begin at the Northwest corner of said 1/4 of 1/4 Section, thence North 87 degrees 48 min East a distance of 356.70 feet thence South 69 degrees 24 min East a distance of 291.65 feet to the West right of way line of Highway #55, thence South 22 degrees 04 min West along said right of way a distance of 803.95 feet to the point of a curve to the right having a central angle of 23 degrees 48 min a radius of 1,287.73 feet, thence along the arc of said curve a distance of 534.91 feet to the West line of said 1/4 1/4 Section thence North 1 degree 23 min East along said West line a distance of 1,274.79 feet to the point of beginning, being situated in Shelby County, Alabama.

BOOK 358 PAGE 83

Subject to taxes, easements and restrictions of record.

\$ 39,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set My hands(s) and seal(s), this 25th day of July, 1984

STATE OF ALA. SHELBY CO. I CERTIFY THAT INSTRUMENT WAS FILED 1984 AUG -8 PM 12:30 44453-698 JUDGE OF THE COURT

Sheron M. Boyd (Seal) Sheron M. Boyd (Seal) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned Sheron M. Boyd, a Notary Public in and for said County, in said State, hereby certify that whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, A. D., 1984

William H. Halbrooks Notary Public