

167446

CORRECTIVE

SEND TAX NOTICE TO:

751

2692 608

(Name) Jerry W. Pate
4505 Miller Circle
(Address) Helena, AL - 35080

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

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

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THOUSAND AND NO/100 DOLLARS

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

Euel L. Colburn and wife, Lilla Belle Colburn

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

Jerry W. Pate and Brenda W. 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:

For legal description see attachment, affixed hereto and made a part hereof as Exhibit "A", and set out herein as if the same had been set out in this place in full.

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

\$44,000.00 of the purchase price \$50,000.00 was paid from a mortgage loan closed simultaneously herewith.

This deed is being re-recorded to record in the correct county.

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 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 1st

day of May, 19 85

WITNESS:

(Seal)

Euel L. Colburn (Seal)

(Seal)

Lilla Belle Colburn (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Euel L. Colburn and wife, Lilla Belle Colburn

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 1st day of May, A.D., 19 85

ary Public

EXHIBIT "A"

A tract of land situated in the Southeast quarter of the Northeast quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:
Commence at the Southeast corner of the Southeast quarter of the Northeast quarter of said Section; thence in a Westerly direction along the South line thereof 188.0 feet to the Point of Beginning; thence continue West along said South line 168.0 feet; thence 90 degrees, right and run in a Northerly direction a distance of 589.04 feet to the South right of way line of Miller Circle; thence 80 degrees 48 minutes 30 seconds right in a Northeasterly direction along the South right of way line, 133.87 feet; to the beginning of a curve to the right; said curve having a radius of 167.46 feet and subtending a central angle of 81 degrees 27 minutes; thence in a Southeastly direction along the arc of curve and right of way line 238.06 feet; thence on tangent to curve, continue Southeasterly along a straight line 35.0 feet; thence 39 degrees 58 minutes 08 seconds right in a Southwesterly direction 293.62 feet; thence 7 degrees 33 minutes 27 seconds left in a Southwesterly direction 197.44 feet to the Point of Beginning.

DEED FROM EUEL L. COLBURN AND LILLA BELLE COLBURN
TO JERRY W. PATE AND BRENDA W. PATE

DATED: May 1, 1985

[Handwritten signature]

BOOK 037 PAGE 724

STATE OF ALA. SHELBY CO.
REAL 2692 FILE 608
MAY 2 4 12 PM '85
(6.00)

6.00
6.00
12.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 AUG 13 AM 11:47

[Handwritten signature]
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		6.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	12.00