

This instrument was prepared by

1161



(Name) Dale Corley, Attorney
2100 16th Avenue So.
(Address) Birmingham, Al 35205

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 (\$220,000.00) Dollars

to the undersigned grantor, OSBORN ENTERPRISES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Raymond P. Fitzpatrick, Jr. and wife, Katherine L. Fitzpatrick

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

Lot 12, according to the survey of Mountain Ridge Estates, 1st Sector,
as recorded in Map Book 7, Page 100 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

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

\$176,000.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gary S. Osborn
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August 1985.

ATTEST:

Deed TAX 44.00
Rec 2.50
Jud 1.00
47.50

OSBORN ENTERPRISES, INC.

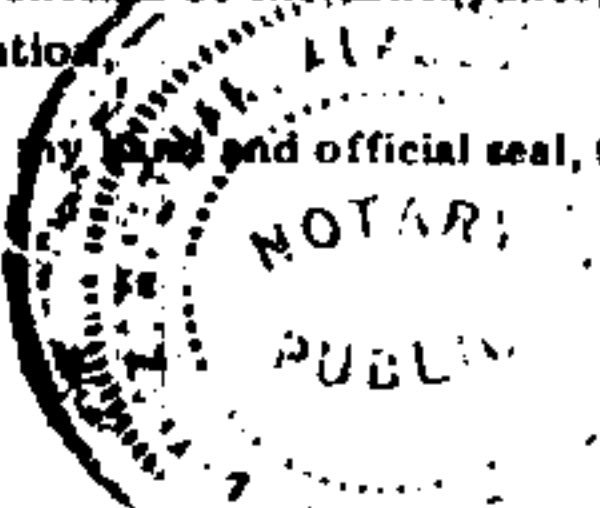
By Gary S. Osborn President

STATE OF Alabama
COUNTY OF Jefferson

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I, the undersigned Gary S. Osborn a Notary Public in and for said County in said
State, hereby certify that Gary S. Osborn
whose name as President of Osborn Enterprises, 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 the 16th day of August 1985.



[Signature]
Notary Public