

This instrument was prepared by:

(Name) COURTNEY H. MASON, JR.
(Address) P. O. BOX 360187
BIRMINGHAM, ALABAMA 35236-0187

Send Tax Notice to:

(Name) FOSTER MORGAN PATE, JR.
(Address) 5246 CAHABA VALLEY COVE
BIRMINGHAM, ALABAMA 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100TH (\$115,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JERRY D. GAUT, AN UNMARRIED MAN, AND DIANE MARTIN, A MARRIED WOMAN
(herein referred to as grantors) do grant, bargain, sell and convey unto
FOSTER MORGAN TATE, JR. AND WIFE, HARRIETT M. TATE

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in SHELBY County, Alabama to-wit:

See attached Exhibit "A" for Legal Description

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

\$113,750.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Diane Martin and Diane Gaut are one and the same person.

The seller, Diane Martin, hereby affirms that this property is not her homestead
as defined by the Code of Alabama.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent
remainder and right of reversion.

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 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 14th
day of May, 19 86.

WITNESS

(Seal)

(Seal)

(Seal)

Jerry D. Gaut (Seal)
Diane Martin (Seal)
DIANE MARTIN (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED

hereby certify that JERRY D. GAUT, AN UNMARRIED MAN, AND DIANE MARTIN, A MARRIED WOMAN
whose name S 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 EXECUTED the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 14TH day of MAY, A.D., 19 86

EXHIBIT "A"

A parcel of land located in the NE 1/4 of NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 1/4 Section; thence in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 665.30 feet to the point of beginning; thence continue along last described course 330.01 feet; thence 87 deg. 5 min. 20 sec. right in a Northerly direction a distance of 669.00 feet; thence 92 deg. 52 min. 2 sec. right in an Easterly direction a distance of 330 feet; thence 87 deg. 7 min. 58 sec. right in a Southerly direction 669.25 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.
LESS AND EXCEPT the following described property:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 1/4 Section; thence in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 665.30 feet to the point of beginning; thence continue along last described course a distance of 330.01 feet; thence 87 deg. 05 min. 20 sec. right in a Northerly direction a distance of 264.08 feet; thence 92 deg. 52 min. 02 sec. right in an Easterly direction a distance of 330.0 feet; thence 87 deg. 07 min. 58 sec. right in a Southerly direction a distance of 264.33 feet to the point of beginning; being situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 MAY 19 PM 1:35

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.50</u>