

1987

SEND TAX NOTICE TO:

(Name) Gary F. Birchfield
1408 Oak Ridge Drive
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) John N. Randolph, Sirota, Permutt et al

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand and no/100----- DOLLARS

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

Milton Pate, a married man

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

Gary F. Birchfield and Juanell D. Birchfield

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 52, according to the Survey of Oak Ridge, 2nd Sector, as recorded in Map Book 10, page 50, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 55 foot Building line as shown by recorded Map.
3. 7.5 foot Easement on Rear as shown by recorded Map.
4. Right of way for Alabama Power Company as recorded in Volume 101, page 540 and Volume 186, page 185 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights incident thereto recorded in Real 70, page 519; Real 70, page 521 and Real 70, page 526, in the Probate Office of Shelby County, Alabama.

\$88,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described real estate does not constitute the homestead of Milton Pate or that of his spouse.

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, I have hereunto set my hand(s) and seal(s), this 28th day of February, 19 89.

WITNESS:

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

(Seal)

X Milton Pate
Milton Pate

(Seal)

89 MAR 30 AM 10:22

(Seal)

1. Doc. Tax \$ 29.50

(Seal)

2. Reg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 33.00

STATE OF ALABAMA
JUDGE OF PROBATE
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milton Pate, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, A. D., 19 89

John N. Randolph

[Signature]
Public

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