

This instrument was prepared by

(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

SEND TAX NOTICE TO:

John T. Dent
1429 Oakridge Drive
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred, Thirty Six Thousand and 00/100 Dollars

to the undersigned grantor, Pate Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

John T. Dent and Maria E. Dent

(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;

Lot 8, according to the Survey of Oakridge, 2nd Sector, as recorded
in Map Book 10, page 50 A and B, in the Probate Office of Shelby
County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 85,000.00 of the purchase price was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

BOOK 274 PAGE 615

1. Deed Tax	\$ 21.00
2. Notary Fee	\$ 2.50
3. Recording Fee	\$ 3.00
4.	\$
5.	\$
6. Stamp Fee	\$ 1.00
Total	\$ 57.50

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 of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Milton Pate
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of January 1990

ATTEST:

Pate Construction Company, Inc.

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

By Milton Pate, Pres.
President

STATE OF Alabama
COUNTY OF Jefferson

90 JAN 17 AM 10:03

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Milton Pate
whose name as President of Pate Construction Company, 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 12th day of January 1990

[Signature]
Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1993