

SEND TAX NOTICE TO:

(Name) Charles Randal Pate

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-37 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James H. Dunbar

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles Randal Pate and Felicia Suzanne Fowler Pate and David F. Fowler, Jr.

(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

An easement for a water line located 25 feet from the centerline of the existing dirt county maintained road across the following described property, to-wit:

A part of the Northeast Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 1 East, more particularly described as follows:  
Begin at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 1 East of the Huntsville Principal Meridian, and run Easterly along the North line of said Quarter-Quarter a distance of 334.00 feet; thence turn 89 degrees 33 minutes to the right and run Southerly and parallel with the West line of said Quarter-Quarter a distance of 1307.21 feet to an iron pin set at a fence, said fence being the agreed upon property line between Mr. A. C. Bronaugh and Mr. Porter Goodwin; thence turn 89 degrees 25 minutes to the right and run Westerly along said fence a distance of 334.00 feet, more or less, to the West line of said Quarter-Quarter; thence turn 90 degrees 35 minutes to the right and run Northerly along the West of said Quarter-Quarter a distance of 1313.23 feet to the point of beginning.  
Situated in Shelby County, Alabama.

This easement shall inure to the benefit of the grantees and their successors, heirs and assigns.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 7th

day of February, 1990

1. Deed Tax	<u>50</u>	(Seal)
2. Mtg. Tax	<u>0</u>	
3. Recording Fee	<u>3.50</u>	(Seal)
4. Indexing Fee	<u>1.00</u>	
5. No Tax Fee	<u>0</u>	
6. Certified Fee	<u>1.00</u>	(Seal)
Total	<u>6.00</u>	

James H. Dunbar (Seal)  
James H. Dunbar

(Seal)

(Seal)

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

General Acknowledgment  
90 FEB 26 AM 10:34

a Notary Public in and for said County, in said State,

hereby certify that James H. Dunbar

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 7th day of February, A. D., 1990

Scarlett J. Bell

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