

SEND TAX NOTICE TO:

800

(Name) R. Gordon Pate
Catheryne T. Pate
(Address) 3528 Shandwick Place
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

409,000.00

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor, Spratlin 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

R. Gordon Pate and Catheryne T. Pate

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

Shelby County, Alabama.

Lot 119, according to the Map and Survey of Greystone, 1st Sector, 1st Phase,
as recorded in Map Book 14, Page 91, in the Probate Office of Shelby County,
Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable
until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$327,200.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

BOOK 393 PAGE 635

82.00
2.50
4.00

88.50

1. Deed Tax	\$ 82.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 0.00
Total	\$ 88.50

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 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 encumbrances, unless otherwise noted above, 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, William F. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of February, 1992

ATTEST:

Spratlin Construction Company, Inc.

By William F. Spratlin President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

STATE OF Alabama }
COUNTY OF Jefferson }

92 MAR 10 AM 11:24

JUDGE OF PROBATE

I, the undersigned William F. Spratlin a Notary Public in and for said County in said
State, hereby certify that William F. Spratlin
whose name as President of Spratlin 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 5th day of February, 19 92

My Commission Expires: 5-29-95 [Signature]
Notary Public

CORLEY, MONCUS & WARD, P.C.