

2648

Send Tax Notice To:
Lee Earl Tate
2360 Salem Road
Montevallo, AL 35114
PID# 58-27-2-04-0-000-003-003

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

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Eighty-Three Thousand Four Hundred and 00/100'S * (\$83,400.00)**

to the undersigned Grantor Wright Homes, Inc. a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Lee Earl Tate and Patricia 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.

\$59,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1992 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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; 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive 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 Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

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Not to be sealed

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal this 12th day of March, 1992.

Wright Homes, Inc.


Richard A. Wright, President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A. Wright whose name as President of Wright Homes, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 12th day of March, 1992.


Notary Public
My commission expires: 01/24/95

C-92165

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law
NORTON & BEALS, P.C.
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

EXHIBIT "A" LEGAL DESCRIPTION

Beginning at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama and run thence northerly along the east line of said quarter-quarter section a distance of 338.16 feet to a point; thence turn a deflection angle of 88 degrees 03 minutes 46 seconds to the left and run westerly a distance of 1,278.18 feet to a point on the east right of way line of Shelby County Highway No. 15; thence turn a deflection angle of 93 degrees 02 minutes 35 seconds to the left and run southerly along said right of way line of said Highway a distance of 169.62 feet to a point; thence turn a deflection angle of 93 degrees 57 minutes 53 seconds to the left and run easterly a distance of 643.25 feet to a point; thence turn a deflection angle of 87 degrees 30 minutes 51 seconds to the right and run southerly a distance of 168.92 feet to a point on the south line of said Southwest 1/4 of the Southeast 1/4; thence turn a deflection angle of 87 degrees 30 minutes 52 seconds to the left and run easterly along said quarter-quarter line a distance of 630.00 feet to the point of beginning.

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

92 MAR 28 AM 10: 24

JUDGE OF PROBATE

| | |
|------------------|----------|
| 1. Deed Tax | \$ 24.00 |
| 2. Mtg. Tax | \$ |
| 3. Recording Fee | \$ 7.50 |
| 4. Indexing Fee | \$ 2.00 |
| 5. No. Tax Fee | \$ |
| 6. Certified Fee | \$ 1.00 |
| Total | \$ 34.50 |