

SEND TAX NOTICE TO:  
Dave Russell Pate  
2582 Chandalar Lane  
Pelham, Alabama 35124

THIS INSTRUMENT PREPARED BY:  
Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway, #650  
Birmingham, Alabama 35209  
(205) 879-5959

WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety-Three Thousand and 00/100 Dollars (\$93,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, David Walker Allsup and wife, Kathy Ferguson Allsup (herein referred to as Grantors) do grant, bargain, sell and convey unto Dave Russell Pate, an unmarried person (herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of ~~XXXXXXX~~, to-wit:  
Shelby

Lot 14-A, according to a Resurvey of Lots 14, 15, 16 and 17, Chanda Terrace, Third Sector, as recorded in Map Book 13, Page 43 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record and Ad Valorem taxes for the year 1994, which said taxes are not due and payable until October 1, 1994.

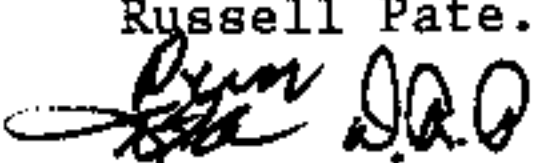
\$73,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of October, 1993.

Dave Russell Pate is one  
and the same as David  
Russell Pate.

  
Initials

  
David Walker Allsup (Seal)

  
Kathy Ferguson Allsup (SEAL)

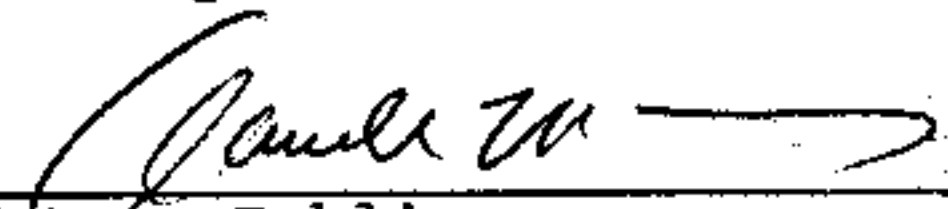
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06:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 31.00

Inst # 1993-35523

State of Alabama  
Jefferson County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that David Walker Allsup and wife, Kathy Ferguson Allsup, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of October, 1993.

  
\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires:  
12/28/95

**Instructions to Notary:** This form acknowledgement cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgement.

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