

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Patricia M. Tate

(Name)

(Address)

2360 Salem Road

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable considerationto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Lee Earl Tate and wife, Patricia M. Tate(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Patricia M. Tate(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

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.

SUBJECT TO:

\$59,800.00 PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF EXISTING MORTGAGEE, PURSUANT TO MORTGAGE RECORDED AT BOOK 398, PAGE 299, OFFICE OF THE SHELBY COUNTY PROBATE JUDGE.

Covenants and restrictions, building lines, easements and rights of way of record.

12/02/1993-38389
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1001 NCD 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st
day of December, 19 93

(Seal)_____
(Seal)_____
(Seal)

Lee Earl Tate (Seal)
Lee Earl Tate

Patricia M. Tate (Seal)
Patricia M. Tate

(Seal)STATE OF ALABAMA
SHELBY

County

} General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Lee Earl Tate and Patricia M. Tate

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are ~~known~~ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of December, 19 93

My Commission Expires: 5/95

Michelle R. Damp
Notary Public

Inst # 1993-38389