

This Instrument Prepared By:

Send Tax Notice to:

Law Office of Jack H. Harrison, P.C.  
Attorney at Law  
1855 Data Drive, Suite 100  
Hoover, Alabama 35244

Pate Construction Co.  
*3886 White Oak Dr.*  
*B'ham, AL 35243*

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00)** and other good and valuable consideration, in hand paid by **PATE CONSTRUCTION CO., Inc.** (GRANTEE) receipt of which is hereby acknowledged, **ST. CHARLES PLACE, an Alabama General Partnership**, (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lot 11-A, according to a resurvey of Lots 5 thru 12, St. Charles Place, Phase IV, as recorded in Map Book 19, Page 83 in the Probate Office of Shelby County, Alabama and situated in Shelby County, Alabama.

Subject to current taxes, a lien but not yet payable.

Less and except mineral and mining rights.

Subject to easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, their successors and assigns, forever.

And the said GRANTOR, does for itself and for its successors and assigns, covenant with the said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises,

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10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
MCD 26.00

Inst # 1995-12315

and that it has a good right to grant and convey the aforesaid property.

IN WITNESS WHEREOF, the Managing Partner of the Grantor, in his capacity as such Managing Partner and with full authority to do so, has hereunto set his hand and seal, this the 18<sup>th</sup> day of April, 1995.

ST. CHARLES PLACE, an Alabama  
General Partnership

WEATHERLY DEVELOPMENT CO., INC.  
Its Managing Partner

By: Greg Gilbert  
Greg Gilbert  
President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Gilbert, President of Weatherly Development Co, Inc., Managing Partner of St. Charles Place, 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 foregoing conveyance, he, in his capacity as such Managing Partner and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18<sup>th</sup> day of April, 1995.

B. Lynn McLaughy  
NOTARY PUBLIC

My Commission Expires: 7-15-95

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