

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Donald H. Pate

(Address) 1114 Hwy 5
Wilsonville, AL
35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$500.00

That in consideration of _____ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sue H. Vance, a single woman and Eleanor H. Carter, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald H. Pate and Wanda R. Pate

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

Shelby

County, Alabama to-wit:

Lot No. 10. according the Willow Island Subdivision, the same being a part of the NW 1/4 of SW 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said Subdivision is recorded in Map Book 4, Page 73, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Grantors along with Lucille B. Henderson are the surviving heirs at law of Kenneth M. Henderson, Probate Case No. 90615.

08/16/1995-22451
12:17 PM CERTIFIED
SHELBY COUNTY, ALABAMA

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 herein 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th

day of June, 19 95

WITNESS:

(Seal)

Sue H. Vance
Sue H. Vance (Seal)

(Seal)

Eleanor H. Carter
Eleanor H. Carter (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Sue H. Vance

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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th

day of

June

A. D., 19 95

Notary Public

STATE OF ALABAMA
COUNTY OF Madison

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Eleanor H. Carter, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23 day of June, 1995.

Candace Townley
Notary Public
Candace Townley, Notary Public
Alabama State At Large
My Commission Expires 4-9-96

My commission expires:

Inst # 1995-22451

08/16/1995-22451
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCJ 11.30