

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
L. Jayson Carroll
Mary Katherine Carroll
811 Highway 45
Stemett, AL 35147

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Ninety-Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard L. Pate and wife, Laura C. Pate (herein referred to as grantors) do grant, bargain, sell and convey unto L. Jayson Carroll and Mary Katherine Carroll (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the NE 1/4 of SW 1/4, Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows: Beginning at the southwest corner of said NE 1/4 of SW 1/4, run thence North along the west line of said 1/4 - 1/4 section for a distance of 1097.01 feet; thence turn an angle to the right of 87 degrees 47 minutes and run Easterly for a distance of 380.38 feet to a point on the Southwest right of way line of Old Montevallo Road; thence turn an angle to the right of 42 degrees 28 minutes and run southeasterly along said road right of way line for a distance of 288.64 feet; thence turn an angle to the left of 3 degrees 44 minutes and run southeasterly along said road right of way line for a distance of 442.80 feet; thence turn an angle to the right of 37 degrees 11 minutes and run southeasterly for a distance of 219.23 feet; thence turn an angle to the right of 58 degrees 24 minutes and run Southwesterly for a distance of 251.40 feet; thence turn an angle to the right of 49 degrees 19 minutes and run Westerly for a distance of 215.40 feet; thence turn an angle to the left of 97 degrees 34 minutes and run Southerly for a distance of 260.88 feet; thence turn an angle to the right of 95 degrees 48 minutes and run Westerly for a distance of 654.39 feet to the point of beginning.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way for public road, recorded in Volume 284, page 517, in the Probate Office of Shelby County, Alabama.

08/05/1996-25127
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
881 HCB 286-88

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 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 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 the said GRANTEES, 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 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 hands and seals this 31st of July, 1996.

X Richard L. Pate (Seal)
Richard L. Pate

X Laura C. Pate (SEAL)
Laura C. Pate

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Pate and wife, Laura C. Pate 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 1996.

Notary Public
Affix Seal

Inst # 1996-25127