

SEND TAX NOTICE TO:

(Name) William Wallace Pate, Jr.

This instrument was prepared by

(Address) _____

(Name) M. Smith

(Address) P. O. Box 223, Shelby A1 35143

Form 1-1-5 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,

That in consideration of \$500.00 DOLLARS

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

William Wallace Pate, A single man

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

William W. Pate, Jr. and Erlinda 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:

Tract # 3, according to the survey of Ralph E. Chappell, a Registered Land Surveyor, Dated May 21, 1997, Described as follows:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 24 North, Range 15 East for the point of beginning; thence run west on the quarter-quarter line for 615.00 feet; thence turn right 90°00'00" for 745.19 feet; thence turn right 85°22'53" for 297.52 feet; thence turn left 77°39'53" for 132.64 feet; thence turn right 88°59'33" for 300.68 feet to the east line of said Section 9; thence turn right 83°09'20" and along said east line for 865.50 feet to the point of beginning. Contains 11.57 acres m/l

Also a 20 Foot easement along the East side of tract # 2, for ingress and egress, and Utilities, is conveyed. Said Easement is to run From the Southeast corner of Tract # 2 to the Northeast Corner of Tract # 2, to Co. Road #46. All of the above property being situated in Shelby County, Alabama.

Said property described above shall not be sold without the grantor and his heirs approva].

07/31/1997-24042
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
001 REC

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 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, I have hereunto set my hand(s) and seal(s), this 29th day of July, 19 97

WITNESS:

(Seal)

William Wallace Pate Sr.
William Wallace Pate

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that William Wallace Pate 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, A. D., 1997

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr. 8, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Bonita L. Lachey
Notary Public