

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) Stephanie P. Young

(Address) _____

This instrument was prepared by

(Name) M. Smith

(Address) P.O. Box 223, Shelby Al 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

Vernon E. Young and Stephanie P. Young

(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 # 1, 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; thence run west on the quarter-quarter line for 615.0 feet; thence turn right 90°00'00" for 1098.67 feet to the point of beginning; thence continue on the same line for 543.52 feet to the southerly right of way line for County Road # 46; thence turn right 105°46'44" and along said right of way for 362.03 feet; thence turn right 90°00'00" for 150.0 feet; thence turn left 90°00'00" for 74.42 feet; thence turn right 81°56'36" for 319.53 feet; thence turn right 88°24'40" for 338.23 feet to the point of beginning.

Less and Except: that property deeded to Spring Creek Water Authority described in Real Book 279 at page 589. Contains 4.04 acres m/l
According to the survey of Ralph E. Chappell dated May 21, 1997

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

07/31/1997-24043
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT MCD 9.00

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 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. 19 97

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

Sanita L. Lasker
Notary Public

Inst # 1997-24043