

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 Pate and Wanda Pate

(Address) _____

This instrument was prepared by

(Name) M. Smith
P. O. Box 223, Shelby AL 35143

(Address) _____

Form 115 Rev. 5/92

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 GRANTEEES 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

Donald Pate and Wanda Pate

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

Shelby

County, Alabama to-wit:

Tract # 2, according to a survey by 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 745.19 feet to the point of beginning; thence continue on the same line for 353.48 feet; thence turn right 96°08'00" for 338.23 feet; thence turn left 88°24'40" for 319.53 feet; thence turn right 98°03'24" for 75.58 feet; thence turn left 90°00'00" for 150.0 feet to the southerly right of way line for County Road # 46; thence turn right 90°00'00" and along said right of way for 138.69 feet to the East line for Section 4, Township 24 North, Range 15 East; thence turn right 80°42'52" and along said line for 126.89 feet to the Northeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 24 North, Range 15 East; thence turn left 6°37'43" and run along the east line of said Section 9 for 473.70 feet; thence turn right 96°50'40" for 300.68 feet; thence turn left 88°59'33" for 132.64 feet; thence turn right 77°39'53" for 297.52 feet to the point of beginning. Contains 5.73 acres m/l.

08/11/1997-25318
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:50
JUL 2000

Less and except a 20 foot easement for ingress and egress, and utilities. Said Easement being on the east side of subject property and starting at the NorthEast corner and running South to the Southeast corner of said property.

See Back

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

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 William Wallace Pate

hereby certify that 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., 19 97
Bertha L. Lackey
Notary Public

Grantor herein reserves a Life estate in the property described on the previous page.

Said property can not be sold without Grantor and his heirs approval.

Inst # 1997-25318

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