

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIVE HUNDRED DOLLARS AND 00 CENTS (US\$500.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Randall J. Pate, an unmarried man and Jean Pate, an unmarried woman, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Randall J. Pate, an unmarried man, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 4 of Vandiver lot known as Gin Lot bounded North by Sterrett Road; South by Central of Georgia Railroad and on East by the line dividing the NW 1/4 of the NW 1/4 from NE 1/4 of NW 1/4; West by Sterrett road and Main Street, in said Town of Vandiver, Alabama.

Also, once acre running North and South parallel on East side of Lot 4 on Gin Lot. This parcel being a part of the six acres in the NE 1/4 of NW 1/4 of Section 14, Township 18 South, Range 1 East. Situated in Shelby County, Alabama.

LESS AND EXCEPT

A parcel of land in the N.E. 1/4 of the N.W. 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; described as follows:

Commence at the Southeast corner of Lot Four of Vandiver as recorded in Map Book 3, Page 45 in the Office of the Judge of Probate of Shelby County, Alabama; (said corner being located on the Northeast right-of-way of the Central of Georgia Railroad 315.08 feet and South 64 degrees 53 minutes 48 seconds East of the East right-of-way of Shelby County Highway #43), Thence run South 64 degrees 53 minutes 48 seconds East along said railroad right-of-way line 105.00 feet, Thence run North 11 degrees 03 minutes 09 seconds East 158.68 feet to the point of beginning. Thence continue last course 104.49 feet to a point on the South right-of-way of Alabama Highway #25. Thence run South 76 degrees 30 minutes 10 seconds West 73.12 feet along said right-of-way to a concrete right-of-way monument at the point of a clockwise curve having a delta angel of 02 degrees 30 minutes 45 seconds and a radius of 612.95 feet. Thence run along the arc of said curve 26.88 feet. Thence run South 05 degrees 39 minutes 10 seconds West 98.00 feet. Thence run South 77 degrees 36 minutes 41 seconds East 82.00 feet to the point of beginning.

Note: This deed is prepared in accordance with a divorce decree dated Sept 12, 1997

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she is entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 10th day of October, 1997.

Randall J. Pate
Randall J. Pate

Jean Pate
Jean Pate

12/01/1997-38982
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 11.50

Inst # 1997-38982

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Randall J. Pate, an unmarried man and Jean Pate, an unmarried woman**, 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 the 10th day of October, 1997.

[Signature]
Notary Public

My Commission Expires: 4/23/00

Inst • 1997-38982

12/01/1997-38982
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50