

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Steve Tate

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

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 Five Hundred and no/100 DOLLARS

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

J. Lester Tate and wife, Ozell Tate

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

Steve Tate and Denise Tate

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

Shelby

County, Alabama to wit:

All of the SW 1/4 of SE 1/4 of Section 9, Township 24 North, Range 13 East, lying South of Shelby County Highway #75, Shelby County, Alabama.

LESS AND EXCEPT property described in Deed Book 228, Page 1; Deed Book 291, Page 869; Deed Book 318, Page 67 and Real Book 211, Page 518 and Inst. No. 1998 01773.

Subject to restrictions, easements and rights of way of record.

Inst # 1998-01772

01/16/1998-01772  
03:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 13

day of January, 1998

WITNESS:

(Seal)

(Seal)

(Seal)

J. Lester Tate  
J. Lester Tate  
Ozell Tate  
Ozell Tate

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

the undersigned authority

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that J. Lester Tate and Ozell Tate

whose name s 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

16

day of

January

98

A. D. 19

Manda J. Wilder  
Notary Public

Inst # 1998-01772