

This instrument was prepared by

Send Tax Notice To: JACKIE E. PATE

(Name) GENE W. GRAY, JR.

name

932 HIGHLAND LAKES LANE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638

BIRMINGHAM, ALABAMA 35242

BIRMINGHAM, ALABAMA 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/00

DOLLARS (\$ 10.00)

to the undersigned grantor, J.E. PATE DEVELOPMENT CO., INC.

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JACKIE E. PATE AND WIFE, KATHY PATE

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

THE PROPERTY CONVEYED HEREIN IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

KATHY PATE IS ONE AND THE SAME PERSON AS KATHY A.PATE.

Inst # 2000-00781

01/07/2000-00781
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, JACKIE E. PATE who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of January 2000

J.E. PATE DEVELOPMENT CO., INC.

ATTEST:

By Jackie E. Pate
JACKIE E. PATE, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.

a Notary Public in and for said County in said

State, hereby certify that JACKIE E. PATE whose name as PRESIDENT of J.E. PATE DEVELOPMENT CO., INC.

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of January 2000

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

Lot 511, according to the Survey of Highland Lakes, 5th Sector, Phase II, as recorded in Map Book 19 page 3 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II, as recorded as Inst. #1994-31018 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

General and special taxes or assessments for 2000 and subsequent years not yet due and payable.

Easements as shown by recorded plat.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111 page 408 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 109 page 70; Book 149 page 380; Book 173 page 364 and Book 276 page 670 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 134 page 408 and Book 133 page 212 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 133 page 210 and Real 31 page 355 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as to the SW ¼ of SW ¼, Section 9, Township 19 South, Range 1, including rights set out in Book 28 page 237 in Probate Office.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 19 page 3 A & B; as Inst. #1994-7111 and Inst. #1994-31018 in Probate Office.

Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property described within Instrument #1993-015705 in Probate Office.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Inst. #1993-15704 in Probate Office.

Right of way granted to Shelby County by instrument recorded in Book 196 page 246 in Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. No. 1996-30590 in the Probate Office.

Tree Buffer running along the rear of lot as shown by plat.

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