

This Instrument Prepared By:  
James F. Burford, III  
\_Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

SOUTHWOOD PROPERTIES, LLC  
2969 - A MONTGOMERY HWY  
PRICHARD, AL.  
35124

Inst # 2000-23543

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Six Hundred Sixty-five Thousand and No/100 Dollars (\$665,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Milton Pate and wife Martha Pate herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Southwood Properties, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I – The S ½ of the SE 1/4 of the NW 1/4, Section 35, Township 21 South, Range 1 West, situated in Shelby County, Alabama. less and except Highway right-of-way.

Parcel II – The N ½ of the SW 1/4, Section 35, Township 21 South, Range 1 West, situated in Shelby County, Alabama. less and except Highway right-of-way.

All being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2000 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Rights, if any, of others to prescriptive use road shown on survey by Wheeler Mapping and Survey; (4) Mineral and mining rights not owned by the Grantors.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

Grantors represent and warrant that there are no assessments due the City of Columbiana or any governmental or quasi-governmental agency with respect to the property conveyed herein.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 11 day of JULY, 2000.

Milton Pate  
Milton Pate

Martha Pate  
Martha Pate

STATE OF ALABAMA )  
JEFFERSON COUNTY )

07/13/2000-23543  
09:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 231

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Milton Pate and Martha Pate, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of JULY, 2000.

[Signature]  
Notary Public  
My Commission Expires: 3-1-02