

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: EARL H. PATE, III AND DONNA PATE 1050 CHATEAU DRIVE, HELENA, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00)**, to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **GINGER H. SOVA, AN UNMARRIED WOMAN** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **EARL H. PATE, III AND WIFE, DONNA PATE** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

**301 COUNTY ROAD 438, WILSONVILLE, AL:
LOTS 1 AND 3, ACCORDING TO THE SURVEY OF BOVA ACRES, AS RECORDED IN MAP BOOK 27, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Transmission high line as shown on recorded map.
- (5) Subject to Set back lines and easements as shown on recorded map.
- (6) Subject to Restrictions as shown on recorded map.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on DECEMBER 4, 2000.

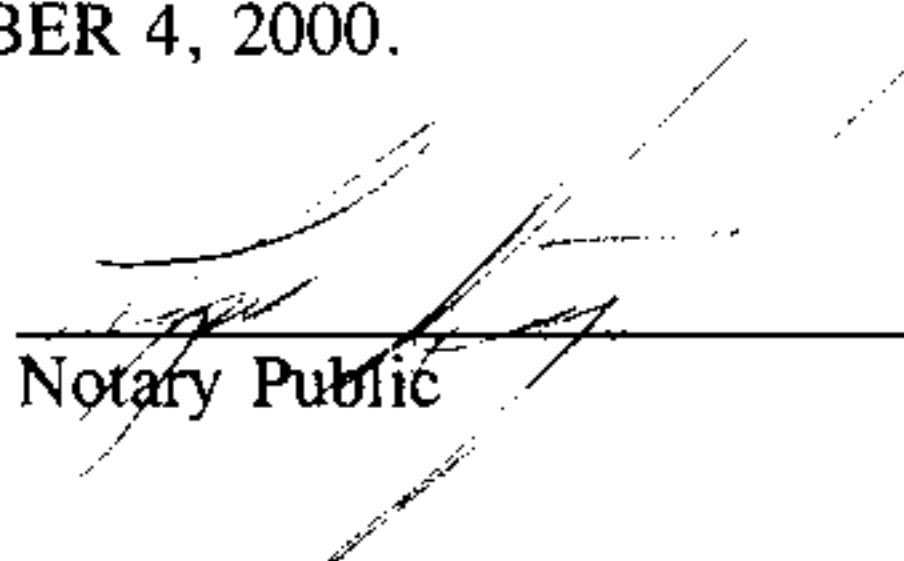

GINGER H. SOVA

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **GINGER H. SOVA, AN UNMARRIED WOMAN**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on DECEMBER 4, 2000.

My commission expires:


Notary Public

Notary Public, Alabama State At Large
My Commission Expires January 29, 2002

Inst # 2000-43182
12/14/2000-43182
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 137.50

Inst # 2000-43182