

Send Tax Notice To:

Buford H. Pate
5613 Afton Drive
Birmingham, Alabama 35242
PID#

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Four Thousand Four Hundred Twenty-Two and 86/100 (\$4,422.86)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Sunny R. Clowdus, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Buford H. Pate and Sarah B. Pate

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
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:

**Commence at the NE corner of the NE-1/4 of the NE-1/4 of
Section 8, Township 18 South, Range 1 East; thence run Southerly
along the east line thereof for 399.77 feet to the centerline of
Shoal Creek; thence 146 Degrees 34 Minutes 23 Seconds right run
Northwesterly 249.08 feet to the Point of Beginning; thence
continue last described course for 81.37 feet; thence 69 Degrees
32 Minutes 45 Seconds left run Southwesterly along said creek
for 156.15 feet; thence 66 Degrees 10 Minutes 26 Seconds left run
Southerly 93.68 feet; thence 95 Degrees 19 Minutes 42 Seconds
left run Easterly 99.95 feet; thence 36 Degrees 22 Minutes 20
Seconds left run Northeasterly 134.11 feet to the Point of
Beginning. Containing 19278 sq.feet. Situated in Shelby County,
Alabama.**

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2001 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

The entirety of this parcel lies within the flood plain of Shoal Creek.

The following covenants shall run with the land:

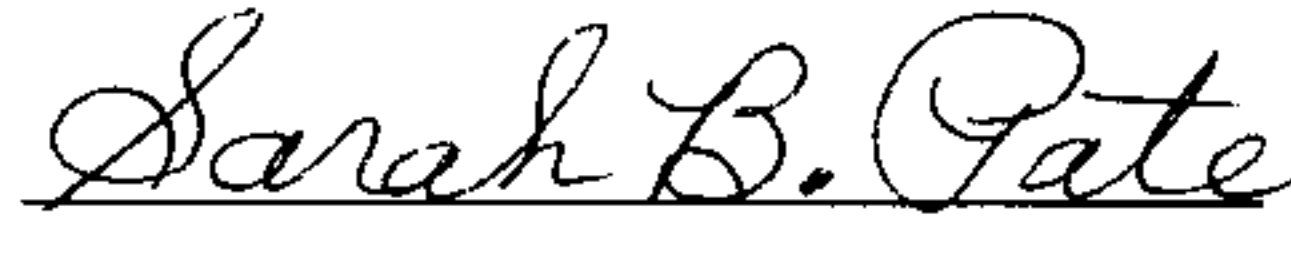
*This parcel shall not be improved except as follows:

Erection of a gazebo, or, subject to the approval of the Grantor, some
other structure.

Erection of a foot bridge.

*Grantees shall maintain the property in a natural and uncluttered condition.

*Grantees agree that Grantor shall not ever be required to provide access from
the southern side of Shoal Creek.

 
Grantee Grantee

*Grantees shall not convey this parcel except in conjunction with the sale of
their property situated on the North side of Shoal Creek.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the

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heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors 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) this **11th** day of **September, 2001**.

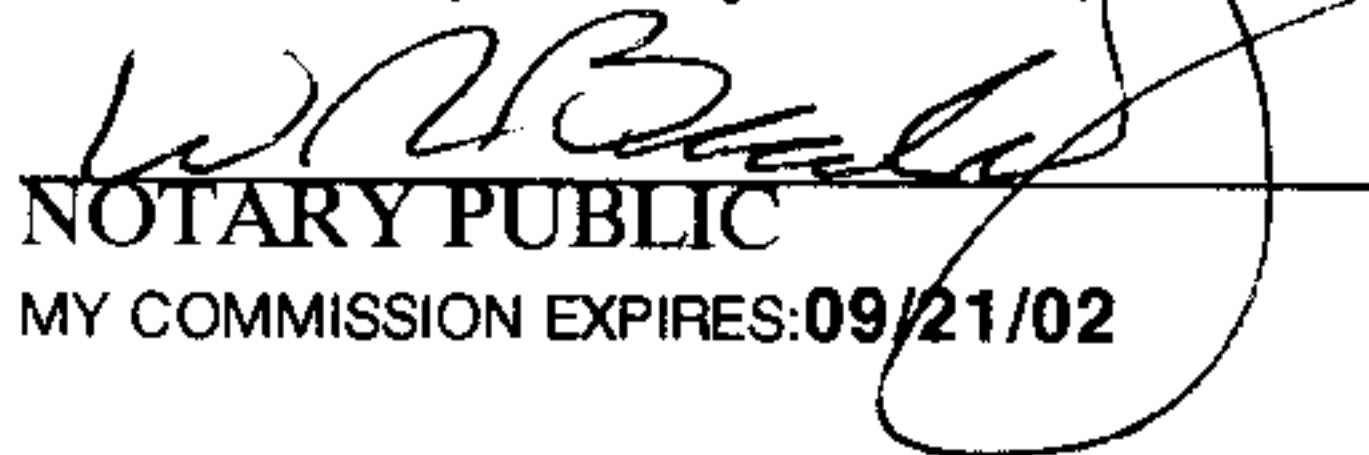

Sunny R. Clowdus

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sunny R. Clowdus, an unmarried person** 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **11th** day of **September, 2001**.

(AFFIX SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/02**

OUR FILE NO.: **00122RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
989 Yeager Parkway
Pelham, AL 35124

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