

Send Tax Notice To:

**Sunny R. Clowdus**  
**350 St. Anthony's Crossing**  
**Leeds, Alabama 35094**  
**PID#**

Test # 2001-39742

## WARRANTY DEED

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of  
**One Thousand and 00/100 (\$1,000.00)**  
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

**Buford H. Pate and Sarah B. Pate, husband and wife**

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

**Sunny R. Clowdus**

(herein referred to as Grantee, whether one or more), in fee simple, together with every  
contingent remainder and right of reversion, the following described real estate, situated in  
**Shelby County, Alabama, to-wit:**

**Begin 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 339.77 feet to the centerline of Shoal Creek;  
thence 146 Degrees 34 Minutes 23 Seconds right run  
Northwesterly along said creek 94.23 feet; thence 55 Degrees 09  
Minutes 31 Seconds right run Northeasterly 94.05 feet; thence 16  
Degrees 06 Minutes 55 Seconds left run Northerly 174.59 feet to  
the Point of Beginning. Containing 6,540 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.

This parcel may not be improved except as follows:

Erection of a gazebo or guard building.

Erection of a roadway or foot bridge.

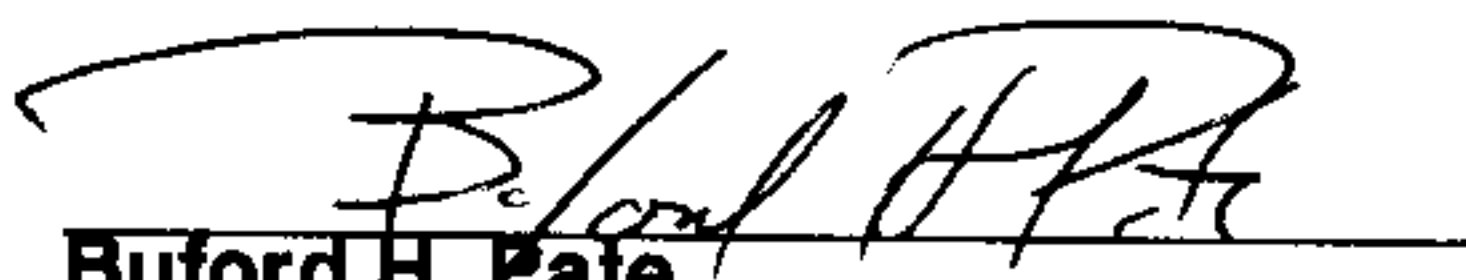
Grantee shall maintain the property in a natural and uncluttered condition.

**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 Grantee, his, her or their heirs and assigns  
forever.

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**.

  
Buford H. Pate  
  
Sarah B. Pate

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Buford H. Pate and Sarah B. Pate, husband and wife** 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.: **00121RB**

This instrument prepared by:

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

Inst # 2001-39742

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SHELBY COUNTY JUDGE OF PROBATE  
002 MSP 15.00