

This instrument was prepared by:

A. VINCENT BROWN, JR.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:
CARY R. PATTON
3219 HIGHWAY 52 WEST
PELHAM, AL 35124

FILE #503-47

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 (\$199900) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **MILTON PATE and wife, MARTHA PATE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CARY R. PATTON (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART
HEREOF, INCORPORATED HEREIN, AND MARKED EXHIBIT "A".

SUBJECT TO:

1. Taxes for the year beginning October 1, 2002, which constitutes a lien but are not yet due and payable until October 1, 2003.
2. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$195,498.53 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, MILTON PATE and MARTHA PATE, have hereunto set hand(s) and seal(s) this 30th day of May, 2003.

Milton Pate (SEAL)
MILTON PATE

Martha Pate (SEAL)
MARTHA PATE

STATE OF ALABAMA

COUNTY OF JEFFERSON

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

Given under my hand and official seal this 30th day of May, 2003.

Shawn A. Elrod
Notary Public
My commission expires: 5-5-04

EXHIBIT "A"

Two parcels of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West in Shelby County, Alabama, and being more particularly described as follows:

Parcel I

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South 00 deg. 40 min. 12 sec. East a distance of 1331.1 feet (Deed) to a point being the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; thence South 24 deg. 36 min. 53 sec. East a distance of 38.63 feet (Deed); thence North 89 deg. 45 min. 37 sec. West a distance of 513.00 feet (Deed) to the centerline of Buck Creek; thence North 09 deg. 14 min. 09 sec. West and along centerline of said creek a distance of 127.64 feet (Deed); thence North 38 deg. 03 min. 33 sec. West and along centerline of said creek a distance of 151.69 feet (Deed); thence North 60 deg. 01 min. 03 sec. East a distance of 277.20 feet (Deed) to the point of beginning; thence South 30 deg. 00 min. 19 sec. East and along an old fence line, a distance of 100.00 feet; thence North 60 deg. 02 min. 41 sec. East and along an old fence line a distance of 230.51 feet to a point, said point lying on the Westerly right of way line of (Pelham-Helena Highway) Shelby County Highway No. 52 (60 foot right of way) said point also lying on a non tangent curve to the right having a radius of 325.00 feet, a central angle of 18 deg. 46 min. 32 sec., and subtended by a chord which bears North 47 deg. 54 min. 26 sec. West, a chord distance of 106.03 feet; thence along the arc of said curve and said right of way line a distance of 106.50 feet; thence South 59 deg. 47 min. 41 sec. West and leaving said right of way a distance of 197.92 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South 00 deg. 40 min. 12 sec. East a distance of 1331.1 feet (Deed) to a point being the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; thence South 24 deg. 36 min. 53 sec. East a distance of 38.63 feet (Deed); thence North 89 deg. 45 min. 37 sec. West a distance of 513.00 feet (Deed) to the centerline of Buck Creek; thence North 09 deg. 14 min. 09 sec. West and along centerline of said creek, a distance of 127.64 feet (Deed); thence North 38 deg. 03 min. 33 sec. West and along centerline of said creek a distance of 151.69 feet (Deed); thence North 60 deg. 01 min. 03 sec. East a distance of 277.20 feet (Deed); thence North 59 deg. 47 min. 41 sec. East a distance of 197.92 feet to a point on the Westerly right of way line of (Pelham-Helena Highway) Shelby County Highway No. 52 (60 foot right of way); thence continuing along last described course and crossing over said Highway No. 52 a distance of 60.78 feet to a point, said point lying on the Easterly right of way line of said Highway No. 52, said point also being the point of beginning; thence continue along last described course a distance of 14.71 feet; thence South 27 deg. 27 min. 23 sec. East a distance of 45.70 feet to a point, said point lying on the Easterly right of way line of Pelham-Helena Highway - Shelby County Highway 52 (60 foot right of way); said point also lying on a non tangent curve to the right, having a radius of 265.00 feet, a central angle of 10 deg. 14 min. 54 sec. subtended by a chord which bears North 45 deg. 32 min. 40 sec. West, a chord distance of 47.34 feet; thence continue along the arc of said curve and said right of way line a distance of 47.40 feet to the point of beginning; being situated in Shelby County, Alabama.