

WARRANTY DEED

\$ 262.000
20031210000799630 Pg 1/2 276.00
Shelby Cnty Judge of Probate, AL
12/10/2003 15:56:00 FILED/CERTIFIED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Dollars & 00/100-----(\$500.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we DONALD R. PATE, a married man, as Grantor(s) to CELITA CARMICHAEL as Grantee(s), his/her heirs and assigns, in the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 19, ACCORDING TO THE SURVEY OF WINDCHASE, AS RECORDED IN MAP BOOK 19, PAGE 55 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

THIS DEED PREPARED AT THE REQUEST OF THE GRANTOR, NO TITLE SEARCH WAS PERFORMED, THEREFORE, WE MAKE NO REPRESENTATIONS AS TO THE MARKETABILITY OF TITLE.

SUBJECT TO:

1. 30 FOOT BUILDING LINE ON THE EAST SIDE OF LOT AS SHOWN ON RECORDED MAP.
2. 5 FOOT EASEMENT ON THE NORTH AND WEST SIDES OF LOT AS SHOWN ON RECORDED MAP.
3. TITLE TO THE MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 1994-10992 AND INST. 200-37357
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 129, PAGE 550.
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 177, PAGE 55.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 26th day of November, 2003.

Donald R. Pate
DONALD R. PATE

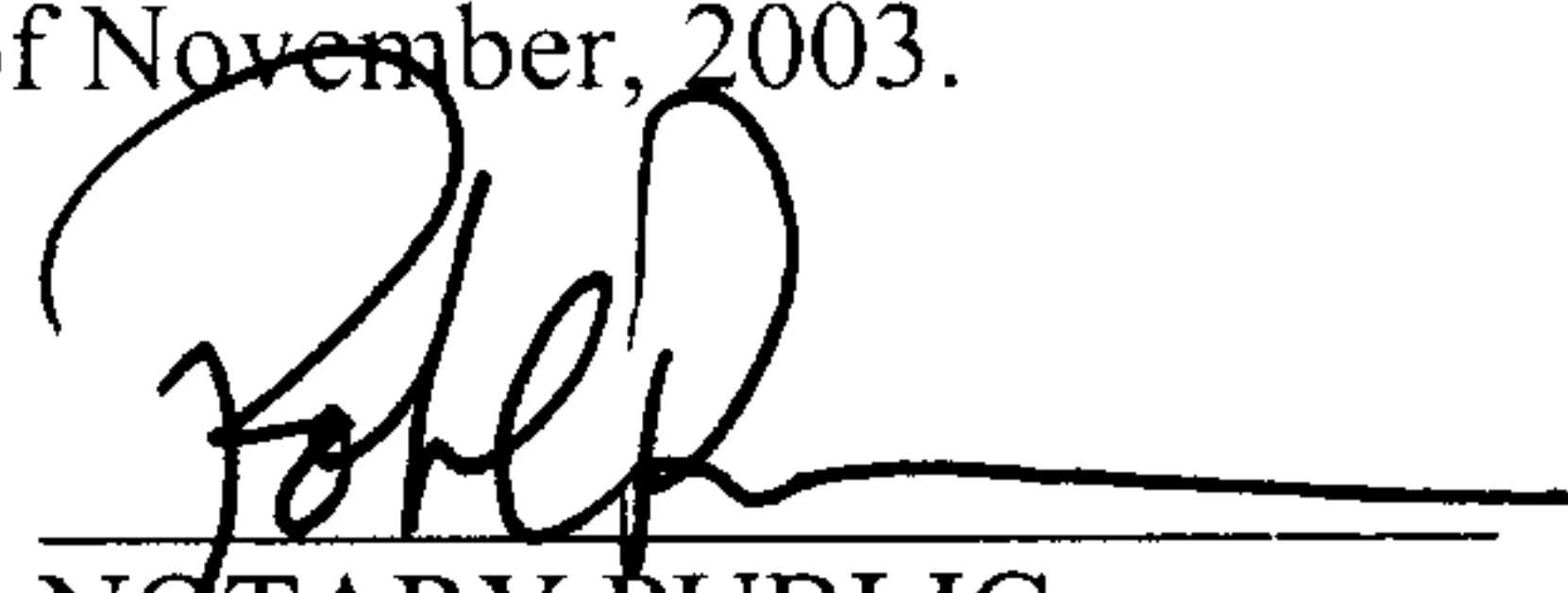
STATE OF ALABAMA

Marengo COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DONALD R. PATE, whose names 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 and with full authority on the day the same bears date.

GIVEN under my hand and seal this 26th day of November, 2003.

My Commission Exp: **My Commission Expires
May 19, 2004**


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PKWY, STE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

