

WARRANTY DEED

Shelby County, AL 11/08/2005 State of Alabama

Deed Tax: \$38.00

This Instrument Was Prepared By:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223 Send Tax Notice To:

Buford H. Pate 5613 Afton Drive Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$ 100.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, SUNNY R. CLOWDUS, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto BUFORD H. PATE (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; thence right 99 degrees 33' 21", 864.77 feet to the South right of way of Highway #41 for a point of beginning; thence right 59 degrees 27' 51",80 feet; thence right 90 degrees 188.6 feet; thence right 96 degrees 11' 07" 80.47 feet; thence right 83 degrees 48' 53", 179.93 feet to the point of beginning.

Lying in the Southeast ¼ of the Southwest ¼ of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama. Less and except any part of subject property lying within a road right of way.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 21st day of October, 2005.

Sunny R. Clowdus

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sunny R. Clowdus, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of October, 2005.

Notary Public

My Commission Expires: 11-20-08