20060602000260950 1/1 $44.00
Shelby Cnty Judge of Probate,AL
06/02/2006 10:53:58AM FILED/CERT

Shelby County, AL 06/02/2006
State of Alabama

Deed Tax:$33.00

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Buford Pate
5613 Afton Drive
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

33000

That in consideration of ONE HUNDRED AND NO/100 DOLLARS ($100.00) and other good a valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **NORA LEE ISBELL, an unmarried person** (herein referred to as Grantor) does grant, bargain, sell and convey unto **BUFORD PATE** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A part of the Southwest ¼ of the Southwest ¼ of Section 34, Township 17 South, Range 1 East, described as follows:

Beginning at junction of Columbiana-Ashville or Dunnavant Loop Road and Settlement Road on South line of Southwest ¼ of Southwest ¼ and run Northeasterly along North side of said Settlement Road, 327 feet to a point; thence Northerly direction 230 feet to Dunnavant Loop Road; thence Southwesterly direction along said road, 395 feet to point of beginning, being a part of the property heretofore conveyed to Ray L. Ledbetter by deed recorded in Deed Book 242, at Page 528, Office of Probate Judge of Shelby County, Alabama.

Dean Elkins who had a life estate in subject property died on or about April 3, 2002.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his/her 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/her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 25th day of May, 2006.

Nora Lee Isbell
NORA LEE ISBELL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **NORA LEE ISBELL, an unmarried person** 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 25th day of May, 2006.

Frank K. Bynum
Notary Public: Frank K. Bynum

My Commission Expires: 11/20/2008