

WARRANTY DEED

This Instrument Was Prepared By: Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223

SEND TAX NOTICE TO: James Paul Tate Gloria N. Tate 11066 Gallups Crossroads Harpersville, AL 35078

STATE OF ALABAMA)	
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned grantor, LITTLE HARDWARE, INC., a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto JAMES PAUL TATE and GLORIA N. TATE (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

PARCEL #4 ACCORDING TO THE MAP OF STANDRIDGE DIVISION I, AS RECORDED IN MAP BOOK 31, PAGE 110 C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, LITTLE HARDWARE, INC., by FRANK W. DAVIES, JR., its PRESIDENT, who is authorized to execute this conveyance, has hereto set his signature and seal, this 23 day of , 2007.

LITTLE HARDWARE, INC.

Frank W. Davies, Jr., its President

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that FRANK W. DAVIES, JR., whose name as PRESIDENT of LITTLE HARDWARE, INC., a corporation, 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, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23 day of April, 2007.

Notary Public

My Commission Expires: 1.20.08

{AFFIX SEAL}

zlittle hardware to tate 4-19-07.doc

Shelby County, AL 04/30/2007

State of Alabama

Deed Tax: \$20.00