

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: James Paul Tate
11066 Gallups Cross Roads
Harpersville, AL 35078

Journal 41
Record 2nd

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Sixty Four Thousand Four Hundred dollars and Zero cents (\$464,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gary B. Tate, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto James Paul Tate and Gloria Tate (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of August, 2008.

(Seal)

Gary B Tate
Gary B. Tate (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Gary B. Tate 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2008.

20080819000333090 1/2 \$478.50
Shelby Cnty Judge of Probate,AL
08/19/2008 11:39:16AM FILED/CERT

Michael T. Atchison
Michael T. Atchison, Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 08/19/2008
State of Alabama

Deed Tax: \$464.50

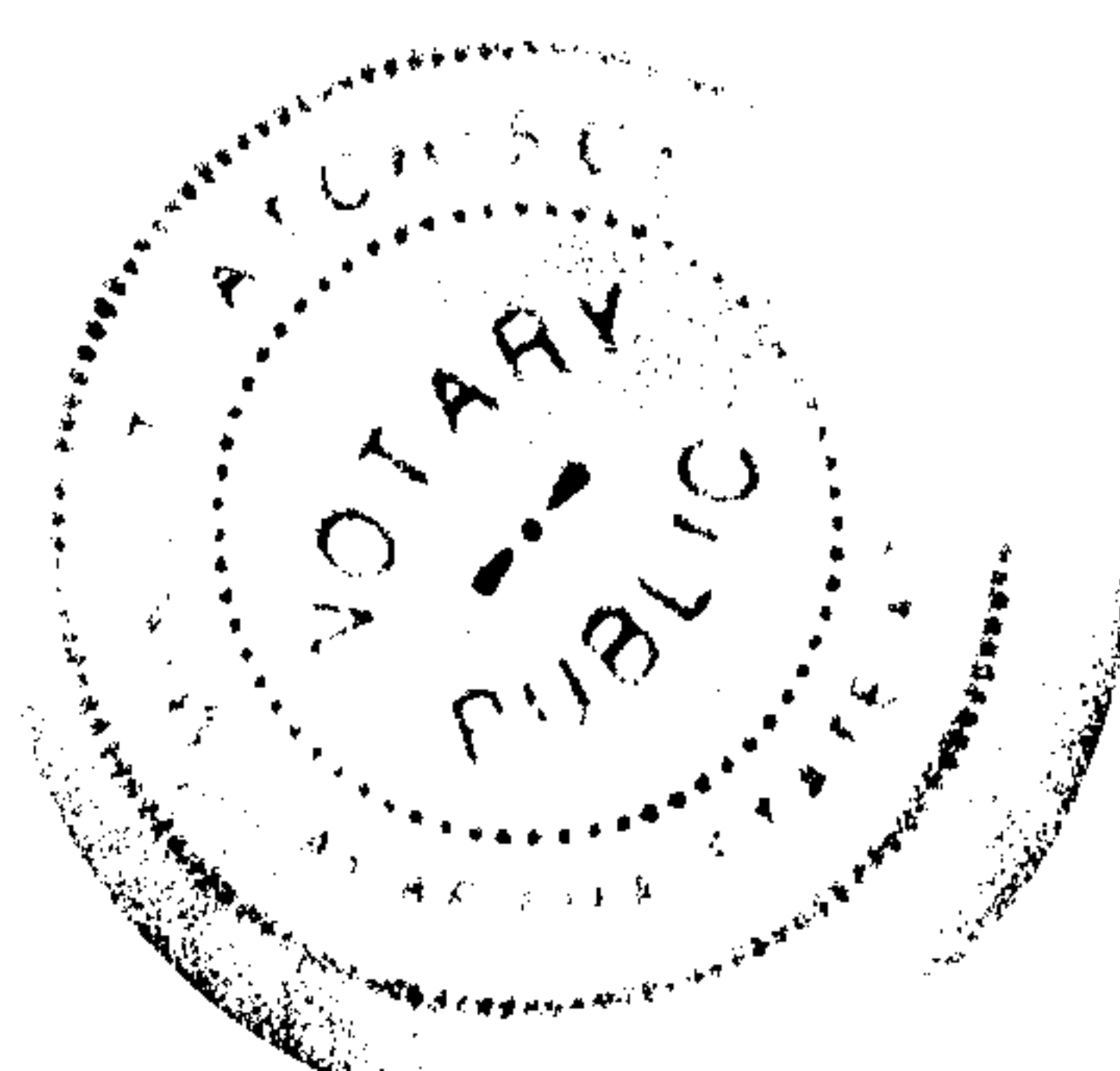


EXHIBIT A

20080819000333090 2/2 \$478.50
Shelby Cnty Judge of Probate, AL
08/19/2008 11:39:16AM FILED/CERT

PARCEL 2:

A parcel of land situated in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 20, and also the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, all in Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 87 degrees 08 minutes 40 seconds West along the South line of said Section 20, a distance of 573.42 feet; thence South 00 degrees 40 minutes 23 seconds East a distance of 626.25 feet; thence North 87 degrees 24 minutes 59 seconds West a distance of 625.57 feet; thence North 00 degrees 40 minutes 23 seconds West along the West line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29 a distance of 626.68 feet; thence North 03 degrees 37 minutes 10 seconds West along the West line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 20, a distance of 1316.86 feet; thence North 03 degrees 28 minutes 14 seconds West along the West line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 1203.41 feet to a point on the Southerly right of way of Shelby County Highway No. 62; thence along said right of way with a curve turning to the right with an arc length of 134.95 feet, with a radius of 1731.45 feet, with a chord bearing of North 70 degrees 26 minutes 20 seconds East with a chord length of 134.91 feet; thence along said right of way, with a compound curve turning to the right with an arc length of 340.84 feet, with a radius of 1282.42 feet, with a chord bearing of North 81 degrees 09 minutes 49 seconds East, with a chord length of 339.83 feet; thence South 89 degrees 34 minutes 43 seconds East along said right of way a distance of 104.70 feet; thence South 00 degrees 33 minutes 22 seconds East and leaving said right of way a distance of 1555.60 feet; thence South 88 degrees 57 minutes 34 seconds East a distance of 759.36 feet; thence South 00 degrees 36 minutes 29 seconds East along the East line of Section 20 a distance of 1099.98 feet to the point of beginning. Also, begin at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 11 minutes 46 seconds East along the North line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 182.66 feet to a point on the Northerly right of way of Shelby County Highway No. 62; thence along said right of way with a curve turning to the left with an arc length of 72.56 feet, with a radius of 1362.42 feet, with a chord bearing of South 75 degrees 02 minutes 58 seconds West, with a chord length of 72.55 feet; thence along said right of way with a compound curve turning to the left with an arc length of 115.36 feet, with a radius of 1811.45 feet, with a chord bearing of South 70 degrees 52 minutes 00 seconds West, with a chord length of 115.34 feet; thence North 03 degrees 28 minutes 14 seconds West along the West line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and leaving said right of way a distance of 59.19 feet to the point of beginning.