

This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

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

Power of Attorney
1/5/06

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty Thousand dollars and Zero cents (\$60,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald E. Tate, a married man, and 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 GRANTORS, OR OF 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of August, 2008.

_____	(Seal)	<u>Donald E. Tate</u>	(Seal)
		Donald E. Tate	
_____	(Seal)	<u>Gary B. Tate</u>	(Seal)
		Gary B. Tate	
_____	(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 Donald E. Tate and Gary B. Tate whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

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

My commission expires: 10/16/2008

Michael T. Atchison
Michael T. Atchison, Notary Public

20080819000333140 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
08/19/2008 11:39:21AM FILED/CERT

Shelby County, AL 08/19/2008
State of Alabama
Deed Tax: \$60.00

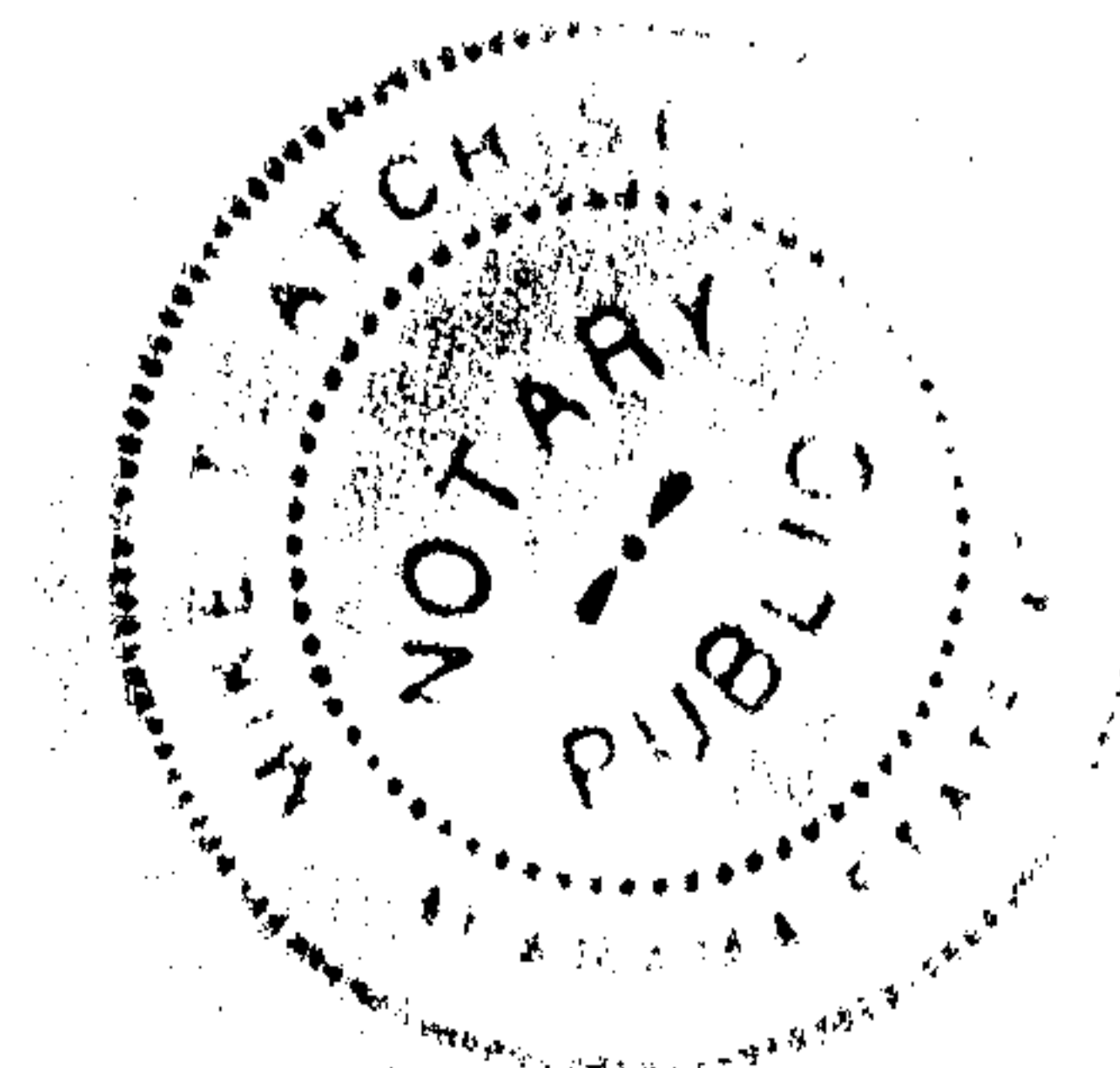


EXHIBIT A

PARCEL 5:


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

Begin at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 49 seconds West along the South line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 992.02 feet; thence North 00 degrees 53 minutes 09 seconds West a distance of 311.07 feet; thence South 81 degrees 55 minutes 14 seconds West a distance of 294.18 feet to a point on the Easterly 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 61.55 feet, with a radius of 4393.15 feet, with a chord bearing of North 04 degrees 49 minutes 12 seconds East, with a chord length of 61.55 feet; thence North 81 degrees 55 minutes 14 seconds East and leaving said right of way a distance of 178.43 feet; thence North 39 degrees 51 minutes 44 seconds East a distance of 163.11 feet; thence North 87 degrees 06 minutes 55 seconds East a distance of 989.69 feet; thence South 01 degrees 25 minutes 51 seconds East along the East line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 531.91 feet to the point of beginning.

PARCEL 6:

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

Commence at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 49 seconds West along the South line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 992.02 feet to the point of beginning; thence continue North 89 degrees 57 minutes 49 seconds West a distance of 309.92 feet to a point on the Easterly 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 269.85 feet, with a radius of 12904.69 feet, with a chord bearing of North 02 degrees 56 minutes 28 seconds East, with a chord length of 269.85 feet; thence North 81 degrees 55 minutes 14 seconds East and leaving said right of way a distance of 294.18 feet; thence South 00 degrees 53 minutes 09 seconds East a distance of 311.07 feet to the point of beginning.


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