



20090709000264480 1/2 \$43.50
Shelby Cnty Judge of Probate, AL
07/09/2009 01:39:30 PM FILED/CERT

Thomas L. Kelly
1610 4th Ave. North
Bessemer, Alabama 35020

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$146,500.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Lee A. Herring and wife, Tina Herring, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Lucas James Pate and Lindsay McGuire Pate, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 35, according to the Amended Map of Wyndham Bedford Sector, as recorded in Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements, building lines, mineral and mining rights, covenants, terms, conditions, sinkhole exceptions, and rights of way of record in the Probate Office of Shelby County, Alabama.

Subject to irrevocable right of ingress and egress between Kirby Foster; Phillip G. Hayden; Dan Collier, Gilda H. Shirley and Betty R. Shirley recorded in Real 192, Page 743 along with Subordination and Estoppel Agreements recorded in Real 250, Page 892 and Real 250, Page 894 and Real 251, Page 602.

Send Tax Notice to:
Lucas James Pate
7716 Wyndham Circle
Helena, Alabama 35080

\$117,200.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

Shelby County, AL 07/09/2009

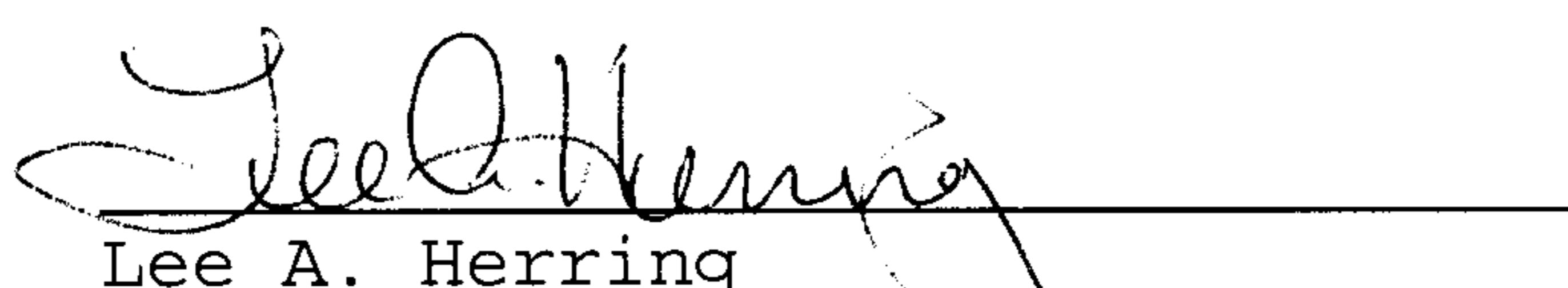
State of Alabama

Deed Tax : \$29.50

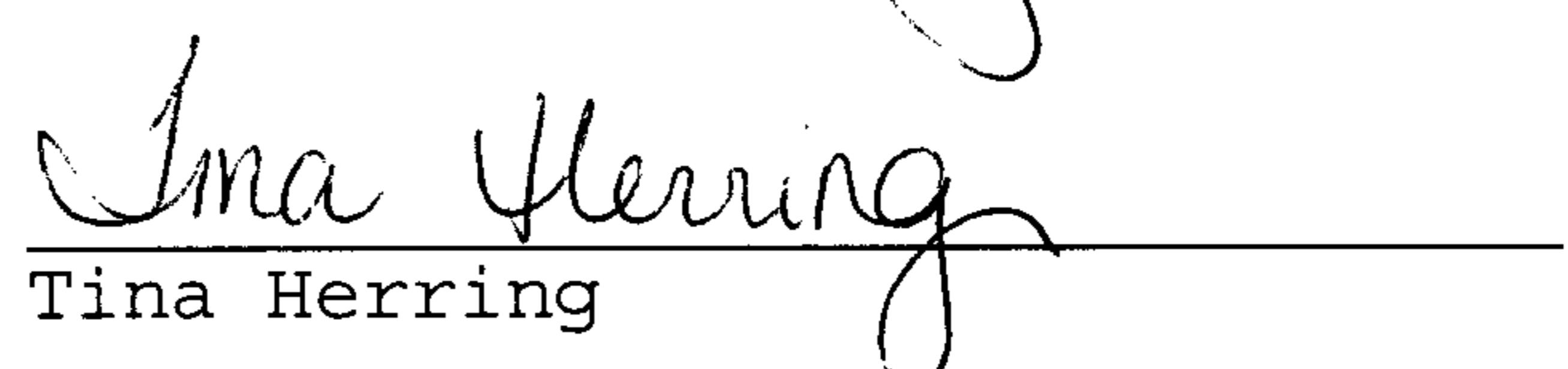
TO HAVE AND TO HOLD the same unto GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this the 7th day of July, 2009.



Lee A. Herring



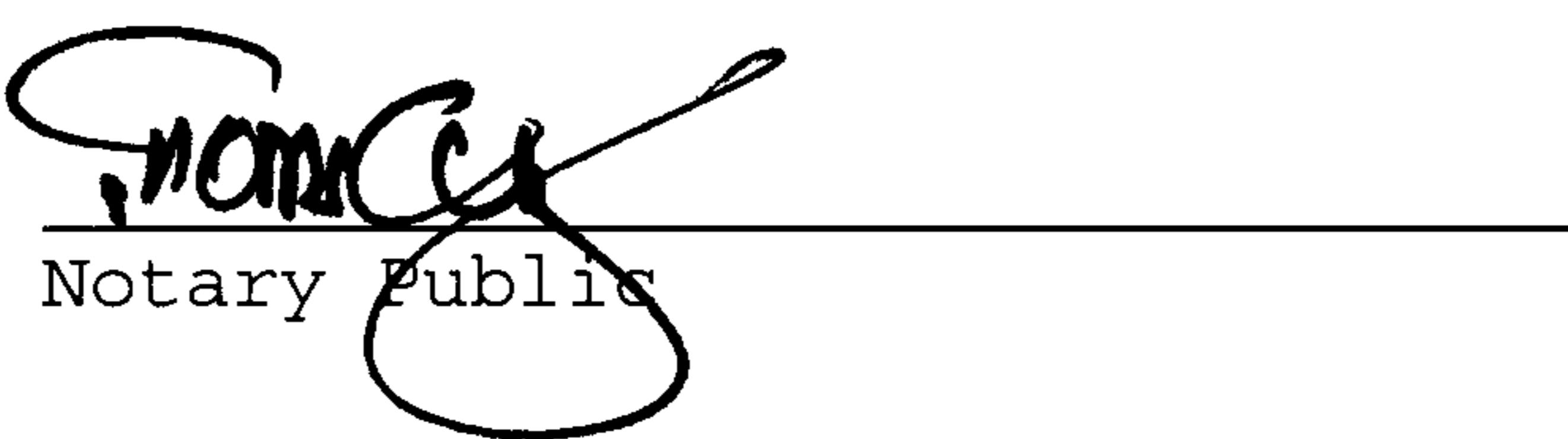
Tina Herring

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lee A. Herring and wife, Tina Herring, whose name is 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 the 7th day of July, 2009.



Notary Public

My Commission Expires:

10.06.10