

THIS INSTRUMENT WAS PREPARED BY:

Associated Attorney Title & Closing Company, P.C.  
290 Highland Avenue, Cheshire, CT 06410 (203)272-3560  
File No. 703647

SEND TAX NOTICE TO:  
Jesse J. Pate and Kari L. Pate  
1472 Oakridge Drive  
Birmingham, AL 35242  
#

## WARRANTY DEED



20120210000050780 1/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
02/10/2012 01:37:44 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW BY ALL THESE PRESENTS:** That in consideration of One Hundred Seventy Thousand Five  
Hundred Sixty Five and 00/100----- Dollars (\$ 170,565.00\*\*\*\*\* )

to the undersigned Grantor or Grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or  
we, JERRY E. GUESS, JR., An unmarried person, (herein referred to as GRANTOR(S) do/does grant, bargain, sell and  
convey unto Jesse J. Pate and Kari L. Pate

(herein referred to as GRANTEES) as individual owner or as joint tenants, with right of survivorship, if more than one,  
the following described real estate, situated in the County of SHELBY County, State of ALABAMA, to-wit:

Lot 21, according to the survey of Oakridge, 2nd Sector, as recorded in Map Book 10, Page 50 A & B, in the Probate  
Office of Shelby County, Alabama

**SUBJECT TO:** Advalorem taxes due 2012 and thereafter. Easements as shown on  
record map. Restrictions and Covenants as recorded in Volume 109, Page 562.  
Minerals and mining rights not owned by Grantors.

\$ 166,240.00\*\*\*\*\*  
\$                      of the total consideration was paid from the proceeds of a mortgage loan closed simultaneously  
herewith.

**GRANTORS WARRANT THAT THERE ARE NO OUTSTANDING CLAIMS FOR WORK, LABOR OR  
MATERIALS AS RELATES TO THE SUBJECT PROPERTY.**

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention  
of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of  
survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s)  
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 GRANTORS does for himself/herself/themselves and his/her/their heirs, successors and assigns covenant with  
said Grantee(s), his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are  
free from all encumbrances, unless otherwise noted above; that he/she/they has/have a good right to sell and convey  
that same as aforesaid; that he/she/they will and his/her/their heirs, successors and assigns shall, warrant and defend  
the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR to execute this conveyance, hereto sets its signature and seal this 8th  
day of February, 2012.

**SIGNATURES ON PAGE TWO (2)**

Shelby County, AL 02/10/2012  
State of Alabama  
Deed Tax: \$4.50

WITNESS:

X Jerry E. Guess, Jr.  
JERRY E. GUESS, JR.



20120210000050780 2/2 \$19.50  
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STATE OF Indiana  
COUNTY OF Porter

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JERRY E. GUESS, JR.** 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 executed the same voluntarily on the day the same bears date. Given under my hand and seal this 4<sup>th</sup> day of OCTOBER, 2011.

Matthew E. Noel

Notary Public

Print Name: MATTHEW E. NOEL

Commission Expires: 9/20/2012

(SEAL)

*MUST AFFIX SEAL*

