

Send tax notice to:
JAMES ANTHONY PATE
4972 MEADOW BROOK ROAD
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016152

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Nine Thousand Five Hundred and 00/100 Dollars (\$259,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CAROL S. DAVIS, A MARRIED WOMAN whose mailing address is: 2404 Valleydale Rd, Room 111, 35242 (hereinafter referred to as "Grantors") by JAMES ANTHONY PATE and HAYLEY W. PATE whose property address is: 4972 MEADOW BROOK ROAD, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 13, MEADOWBROOK, THIRD SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Restrictions upon the use of the premises not appearing in the chain of title to the land.
3. All leases, grants exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
4. 35 foot building set back line as shown on recorded map.
5. 10 foot easement as shown on recorded map.
6. Restrictions as recorded in Misc. Book 25, Page 781, in Probate Office.
7. Easements to Alabama Power Company and South Central Bell as recorded in Deed Book 313, Page 866; Deed Book 313, Page 868 and Deed Book 313, Page 870 in Probate Office.

\$119,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 31st day of March, 2016.

Carol S. Davis
By and through Deneise Fondren
Her Attorney in Fact

CAROL S. DAVIS

By and through Deneise Fondren
Her Attorney in Fact

State of Alabama
County of Shelby

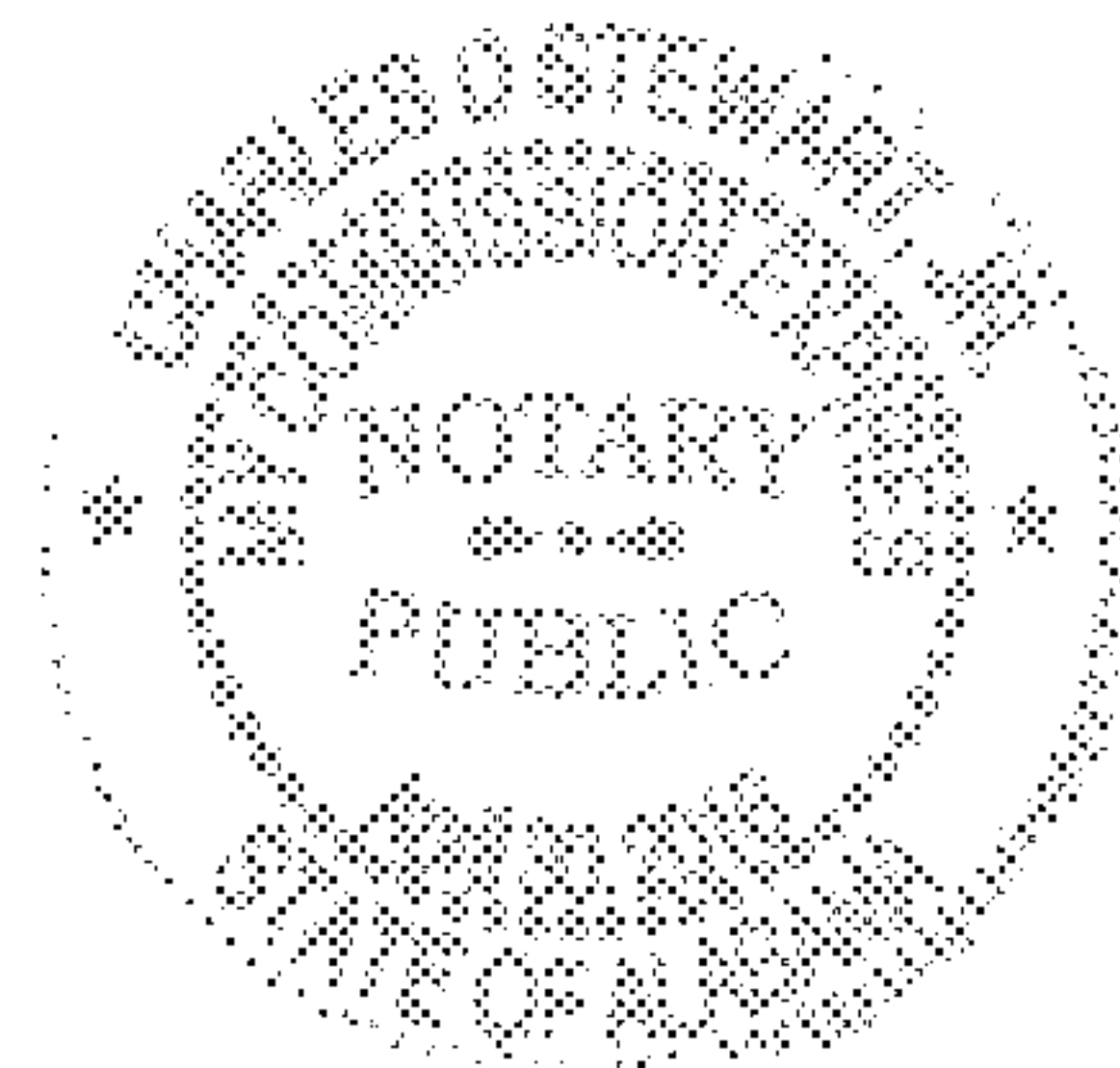
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deneise Fondren, whose name as Agent and Attorney in Fact for Carol S. Davis, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Carol S. Davis on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2016.

[Signature]
Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2016 01:28:27 PM
\$157.50 CHERRY
20160404000108480

[Signature]