

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3300 Independence Drive, Birmingham, Alabama, 35209

1557

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Sarah F. Wills, an unmarried widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jean C. Collum

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 21, Township 21, South, Range 1 East,; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 420.00 feet to the point of beginning; thence continue South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet; thence turn an angle of 90 deg. 38 min. to the right and run a distance of 373.44 feet, more or less, to the East margin of a paved County Road; thence turn an angle of 65 deg. 00 min. to the right and run along the East margin of said County Road a distance of 231.70 feet; thence turn an angle of 115 deg. 00 min. to the right and run a distance of 469.05 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 21, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 2.03 acres.

This conveyance is subject to easements and restrictions of record.

Grantee herein agrees to assume and pay that certain mortgage from Sarah F. Wills, a widow, to Birmingham Trust National Bank, Birmingham, Alabama, dated October 29, 1975, recorded November 10, 1975 at 8:22 A.M. in Mortgage Book 350, Page 270, in the Probate Office of Shelby County, Alabama, securing \$9,365.16.

19770912000095800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands(s) and seal(s), this 21st day of June, 1977.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1977 SEP 12 PM 2:03 (Seal)

Thomas A. [Signature] (Seal)
JUDGE OF PROBATE

Sarah F. Wills (Seal)
Sarah F. Wills (Seal)

Deed 3450
rec 1.50
Ind 1.00
3.00 (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah F. Wills, an unmarried widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, A.D., 1977.

[Signature]
Notary Public