

This instrument was prepared by

(Name) Calvin B. Watts(Address) 3324 Independence Drive,
Birmingham, Alabama 35209

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-6800

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine thousand nine hundred and no/100 Dollars (\$9,900.00)to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Jean C. Collum and husband, Norman L. Collum

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

David B. Greer

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot #115, as shown on map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows: Begin at the intersection of the Easterly right of way line of the L & N Railroad and the Southerly right of way line of 1st Avenue; said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama, thence Southeasterly along said right of way line of 1st Avenue for 69.69 feet; thence 88 degrees 51 min. 09 seconds right and run Southwesterly for 108.00 feet; thence 89 degrees 53 minutes 24 seconds right and run Northwesterly for 91.53 feet to a point on the Easterly right of way line of L & N Railroad; thence 101 degrees 20 minutes 27 seconds right and run Northwesterly along said right of way line of L & N Railroad for 111.71 feet to the point of beginning.

This conveyance is subject to easements and restrictions of record.

Subject to that certain mortgage to Central State Bank, recorded in Mortgage Book 385, Page 865, in the Probate Office of Shelby County, AL.

NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$9,400.00) of the consideration recited above was paid from the proceeds of a purchase money mortgage executed to HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever, simultaneously with the delivery of this deed.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of February, 19 85

STATE OF ALABAMA, SHELBY CO.

I CERTIFY THAT THIS

INSTRUMENT IS

CORRECTLY FILED

1985 MAR 13 AM 10:44

JUDICIAL CLERK

NOTARY PUBLIC

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Jean C. Collum (SEAL)
Jean C. Collum

Norman L. Collum (SEAL)
Norman L. Collum

Notary Public (SEAL)
Notary Public

STATE OF Alabama }
Shelby County }

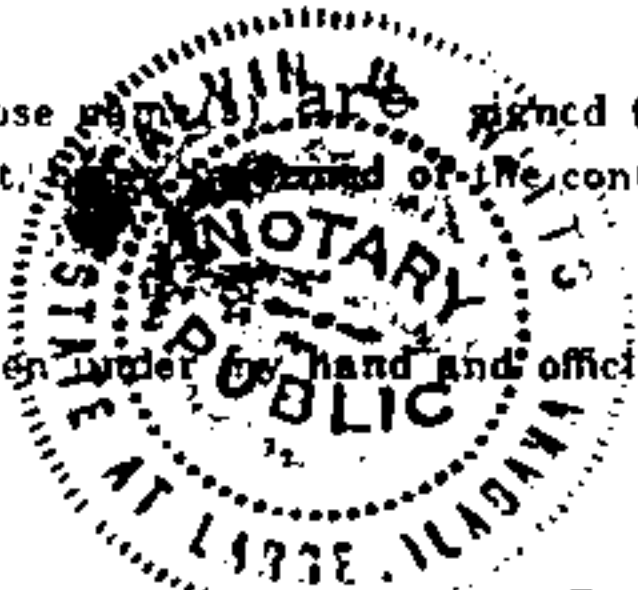
General Acknowledgment

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that Jean C. Collum and husband, Norman L. Collum

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, A.D. 19 85

Jean C. Collum
P. O. Box 59148

Notary Public