

2457

THIS INSTRUMENT PREPARED BY:
DANNY C. LOCKHART, ATTORNEY
1129 Forestdale Blvd.
Birmingham, Alabama 35214

SEND TAX NOTICE TO:
Daryl D. Knight
1776 Highway 42
Calera, Al. 35040

=====

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON)

That in consideration of Eighty-eight thousand five hundred and no/100 Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt is hereby acknowledged, I, Edward A. Collier, a single man, d/b/a Collier Custom Homes, herein referred to as grantor, does grant, bargain, sell and convey unto Daryl D. Knight and Shelby M. Knight, herein referred to as GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northeast corner of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, proceed South along the East boundary of said Section 2 a distance of 2260.78 feet to the point of beginning of herein described parcel of land; thence continue South along same course a distance of 400.0 feet to the Southeast corner of the Northeast ¼ of said Section 2; thence turn an angle of 90 degrees 48 minutes 43 seconds right and proceed West along South boundary of said NE¼ a distance of 444.08 feet; thence turn an angle of 89 degrees 15 minutes 11 seconds right and proceed North a distance of 400.0 feet; thence turn an angle of 90 degrees 44 minutes 52 seconds right and proceed East a distance of 443.63 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes due and payable October 1, 1992.
2. Easements, exceptions, reservations and restrictions, of record, if any.

(\$75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.)

TO HAVE AND TO HOLD, to the said GRANTEES, as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), that I have a good right to sell and convey the

BOOK 378 PAGE 887

same as aforesaid; that I will and my 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 and seal on this the 10th. day of December, 1991.



Edward A. Collier d/b/a
Collier Custom Homes


STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Edward A. Collier, 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, the same was executed voluntarily on the day the same bears date.

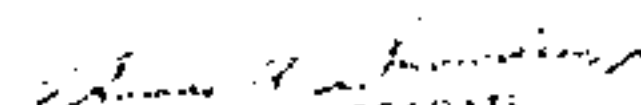
GIVEN under my hand and official seal on this the 10th. day of December, 1991.


Notary Public

BOOK 378 PAGE 888

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

91 DEC 20 PM 12:59


JUDGE OF PROBATE

1. Deed Tax	\$13.50
2. Mig. Tax	\$
3. Recording Fee	\$3.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$22.50