

THIS INSTRUMENT PREPARED BY:  
William E. Swatek, Esq.  
230 Bearden Road  
Pelham, Alabama 35124  
Telephone: (205) 663-0905

SEND TAX NOTICE TO:  
Jennifer S. Collins  
4365 Heritage View Road  
Birmingham, AL 35243

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollars (\$1.00) (in compliance with the Final Judgment of Divorce in the Circuit Court of Shelby County Alabama dated April 14, 2000, Case No. DR 99-481) in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to **JENNIFER S. COLLINS** (hereinafter called Grantee), all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 29 according to the survey of Heritage Oaks as recorded in Map Book 11, page 23 A & B, in the Probate Office of Shelby County, Alabama.**

**Subject to restrictions, rights-of-way, building lines and easements of record.**

**Grantor does not warrant title to minerals and mining rights.**

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

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this the 6 day of September, 2000.

David N. Collins (SEAL)  
**DAVID N. COLLINS**

*Florida*  
STATE OF ~~ALABAMA~~ )  
COUNTY OF ~~SHELBY~~ )  
*Breward*

Before me, the undersigned Notary Public, personally appeared **DAVID N. COLLINS**, who being known to me and who, being first duly sworn, did depose and say that the foregoing facts are true and correct.

Sworn to and subscribed before me this the 6<sup>th</sup> day of September, 2000.

 Cynthia L. Fulton  
My Commission CC877058  
Expires October 5, 2003

C. Fulton  
NOTARY PUBLIC  
My Commission Expires: 10/05/03

**10/05/2000-35027**  
**09:18 AM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 2000-35027