

This instrument was prepared by:

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

JEAN C. COLLUM

P.O. Box 276  
Felham, Ala 35724

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

20040907000498770 Pg 1/2 105.50  
Shelby Cnty Judge of Probate, AL  
09/07/2004 14:42:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **NINETY ONE THOUSAND FIVE HUNDRED and NO/00 (\$91,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**HENRIETTA COHILL, A Single WOMAN**

grant, bargain, sell and convey unto,

**JEAN C. COLLUM**

the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 3<sup>RD</sup> day of September, 2004.

Henrietta Cohill  
HENRIETTA COHILL

Henrietta Cohill  
HENRIETTA COHILL

By Willie Mae Johnson  
BY: WILLIE MAE JOHNSON; Attorney in Fact;  
under Power Of Attorney Recorded in Instrument # 20040907000498760  
In Probate Office of Shelby County, Alabama.

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WILLIE MAE JOHNSON AS ATTORNEY IN FACT FOR HENRIETTA COHILL** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>RD</sup> day of September, 2004.

Notary Public

My Commission Expires: 10-16-04

EXHIBIT "A"  
LEGAL DESCRIPTION

Lots 1 and 2, Block 102, according to J.H. Dunstan's Map of the Town of Calera, Alabama.

Also, Lots 1 to 6 and a part of Lot 7, Block 101, lying West of U.S. Highway No. 31 and all that part of 12th Street as shown and described hereon according to Dunstan's Map of Calera, an unrecorded map or plat and being more particularly described as follows:

Commence at a 1-inch pipe at the Southeast corner of Block 102 of said Dunstan's Map of Calera; thence North 02 degrees 38 minutes 42 seconds West along the East line of block 102 a distance of 99.87 feet to a 1/2-inch rebar; thence South 89 degrees 57 minutes 38 seconds East and run 39.95 feet to a 1/2-inch rebar located on the centerline of 12th Street; thence along said centerline North 02 degrees 40 minutes 19 seconds West and run 215.38 feet to a 1/2-inch rebar; thence South 89 degrees 33 minutes 17 seconds East and run 111.11 feet to a 1-inch crimp pipe on the West right of way line of U.S. Highway No. 31, said point being on a curve to the right having a central angle of 13 degrees 06 minutes 31 seconds and a radius of 1382.69 feet; thence along the chord of said curve South 05 degrees 50 minutes 41 seconds East and run a chord distance of 315.65 feet to a 1/2-inch rebar on the South right of way line of Second Avenue; thence along said right of way line North 90 degrees 00 minutes 00 seconds West and run 168.56 feet back to the point of beginning.

According to survey of Brad Lucas, dated August 23, 2004.