07025

20070220000077770 1/2 $49.00
Shelby Cnty Judge of Probate,AL
02/20/2007 12:13:56PM FILED/CERT

Shelby County, AL 02/20/2007
State of Alabama

Deed Tax:$35.00

SEND TAX NOTICE TO:
Megan B. Collins
Rodney J. Collins, Jr.
3013 O'Conner Court
Helena, AL 35080

This instrument was prepared by:
Charles E. Davis, Jr.
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THIRTY-SEVEN NINE HUNDRED EIGHTY-FIVE and No/100's ($137,985.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Daniel J. Gambrell, III and wife, Jaime McCormick Gambrell** (hereinafter grantors), do grant, bargain, sell and convey unto **Megan B. Collins and Rodney J. Collins, Jr.**, (hereinafter grantees) **as joint tenants with right of survivorship**, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

$103,087.50 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 31st day of January, 2007.

Daniel J. Gambrell, III

Jaime McCormick Gambrell

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel J. Gambrell, III and Jaime McCormick Gambrell**, 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 31st day of January, 2007.

Notary Public
Commission Expires: 10/28/10.

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Legal description:

All of Lot 83 and a part of Lot 82, according to the Survey and Map of a Resubdivision of Lots 82, 83 and 84, Braelinn Village, Phase IV, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 14, Page 37, and being more particularly described as follows: Beginning at the most Easterly corner of said Lot 82, which is a common corner with Lot 83 of said Resubdivision and also being on the West right of way line of O'Connor Court, run North 57 degrees 07 minutes 13 seconds West along the common line between said Lots 82 and 83 for a distance of 80.0 feet; thence turn an angle to the left of 39 degrees 25 minutes 01 seconds and run in a Southwesterly direction for a distance of 87.57 feet to an existing iron pin; being a common corner of said Lots 82 and 83; thence turn an angle to the left of 161 degrees 11 minutes 33 seconds and run in a Southeasterly direction for a distance of 70.50 feet to an existing iron pin; thence turn an angle to the right of 7 degrees 28 minutes 51 seconds and run in a Southeasterly direction for a distance of 60.36 feet to an existing iron pin; thence turn an angle to the left of 21 degrees 58 minutes 20 seconds and run in a Southeasterly direction for a distance of 28.75 feet, to the point of beginning; being situated in Shelby County, Alabama.