

(Name) Calvin B. Watts

(Address) 3300 Montgomery Highway, Birmingham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Sybil Matthews, an unmarried woman

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

Norman L. Collum

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

Shelby

County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 22, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run thence in an easterly direction along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 420 feet to a point; thence turn to the right and run in a southerly direction parallel to the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 315 feet to a point of beginning of the property herein conveyed; the continue in the same direction a distance of 420 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 105 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 420 feet to a point; thence turn to the left and run a distance of 105 feet, more or less, to point of beginning.

This conveyance is subject to easements and restrictions of record.

Subject to that certain mortgage from Lee Roy Johnson & wife, Vera Sue Staggs, a widow to Jim Walter Corporation, recorded Mortgage Book 309, Page 93, assumed by MidState Homes, Inc., deed book 254, Page 185, recorded in Shelby County Probate Office. Subject to that certain mortgage to Birmingham Trust National Bank recorded in Mortgage Book 322, Page 542, in the Probate Office of Shelby County, Alabama

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 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 28th day of December, 1974.

(SEAL)

Sybil Matthews

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned in said State, hereby certify that

Sybil Matthews, an unmarried woman a Notary Public in and for said County,

whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, A.D. 1974.

19750401000014220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1975 12:00:00AM FILED/CERT

Sharon E. Pardue

Notary Public