

(Name) Calvin B. Watts

Jefferson Land Title Service Co., Inc.

(Address) 3300 Montgomery Highway, Birmingham, Alabama

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

6870



19750811000042960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/11/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

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

see Mtg 347-888

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

William C. Kruger and wife, Mildred I. Kruger

(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:

Commence at the NE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 8, Township 22, South, Range 1 East; thence run west along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 190.0 feet to the point of beginning; thence turn an angle of 93° 29 min. to the left and run Southerly a distance of 223.0 feet to a point on the NW 4 foot right of way line of County Highway 42; thence turn an angle of 101 deg. 15 min. to the left and run northeasterly along the chord of a curve to the right a distance of 183.82 feet to a point on the said northwest 40 foot right of way line of County Highway 42 also said point being on the boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle of 75 deg. 42 min. to the left and run north along said boundary line a distance of 175.87 feet to the point where the herein parcel commenced; thence turn an angle of 89 deg. 34' to the left and run west a distance of 190.0 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 8, Township 22 South, Range 1 East, excepting from the above description that small portion of the right of way of said County Highway 42 that lies between the above mentioned chord and the northwest 40 foot right of way line of said highway. This conveyance is subject to easements and restrictions of record. Subject to that certain mortgage to Shelby County Savings & Loan Association of Alabama, recorded in the Probate office of Shelby County, Alabama.

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 8TH

day of August, 1975

BOOK 293 PAGE 862

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED

1975 AUG 11 PM 2:11

Reed Jax 50

Comptroller

JUDGE OF PROBATE

(SEAL)

William C. Kruger

(SEAL)

(SEAL)

Mildred I. Kruger

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that William C. Kruger and wife, Mildred I. Kruger

whose name(s) 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 8TH day of August, A.D. 1975

Sharon E. Pardue

Notary Public