

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3300 Montgomery Highway, Birmingham, Alabama

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

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,

Norman L. Collum, an unmarried man

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

Larry Crowder

(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 $\frac{1}{4}$ of 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' to the left and run southerly a distance of 223.0 ft. to a point on the NW 40 ft. right of way line of County Hwy. 42; thence turn an angle of 161°15' to the left and run North-easterly along the chord of a curve to the right a distance of 183.82 feet to a point on the said NW 40 ft. right of way line of County Hwy. 42 also said point being on the boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line; thence turn an angle of 75°42' 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°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 Hwy. 42 that lies between the above mentioned chord and the northwest 40 ft. right of way line of said highway.

This conveyance is subject to easements and restrictions of record.

Grantee herein agrees to assume and pay that certain mortgage to Shelby County Savings & Loan Association from William C. Kruger and wife, Mildred I. Kruger date July 3, 1975, recorded in Mortgage Book 347, Page 31, in the Probate Office of Shelby County, Alabama.

Grantee herein agrees to assume and pay that certain mortgage to William C. Kruger and wife, Mildred I. Kruger dated August 8, 1975 from Norman L. Collum, recorded in the office of the Judge of Probate 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 the said GRANTEES, 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 18th day of September, 1975.

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(Seal)
(Seal)
(Seal)

Norman L. Collum
Norman L. Collum (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 Norman L. Collum, an unmarried man whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, A. D., 1975.

Sharon E. Pardue
Notary Public



19751222000072350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/22/1975 12:00:00AM FILED/CERT

1975 DEC 22 AM 5:04
Shelby County
JUDGE OF PROBATE
NOTARY PUBLIC
SHARON E. PARDUE
NOTARY PUBLIC