

This instrument prepared by

(Name) Harrison and Conwill
Attorney at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services 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 and no/100 and the exchange of other property... and the assumption of the unpaid balance due on the Shelby County Savings & Loan Association of Columbiana mortgage. to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we, Rickey A. Livingston and wife, Patsy K. Livingston,

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the center corner of Section 3, Township 24 North, Range 12 East as a point of reference; thence North with the land line North 1 deg. 35' West 838.6 feet to a point 30 feet South of the center line of the Calera-Centerville Highway; thence North 85 deg. 50' West 322 feet along with and parallel to said highway to the Northeast corner of Lot No. 1; thence South 4 deg. 11 min. East 870 feet to a point in the center of the East boundary of Lot No. 17 as described in deed from P.C. Wilson to B.G. Mills and Ida Mills recorded in the Probate Office of Shelby County, Alabama, in Deed Book 123, Page 6; thence South 85 deg. 49 min. West 195 feet to the West boundary of said Lot No. 17; thence South 4 deg. 11 min. East 50 feet to the Southwest corner of said Lot No. 17; thence North 85 deg. 49 min. East 195 feet to the Southeast corner of said Lot No. 17; thence North 4 deg. 11 min. West 50 feet to the point of beginning. Situated in 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 1st day of July, 1976.

BOOK 299 PAGE 596

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

1976 JUL - 1 PM 4:01

Deed July 50
Camey M. Conner
JUDGE OF PROBATE

(SEAL)
(SEAL)
(SEAL)

Rickey A. Livingston

(SEAL)

Patsy K. Livingston

(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 Rickey A. Livingston and wife, Patsy K. Livingston,

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 1st day of July, A.D. 1976.

Martha B. Joener
Notary Public

