

7155
THIS INSTRUMENT PREPARED BY:
Attorney Maurice Rogers
712-18th Street, Ensley
Birmingham, Alabama 35218

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Thirty Six Thousand Five Hundred and no/100----- DOLLARS
(\$36,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Hermie C. Glass and wife, Betty J. Glass

(herein referred to as grantors) do grant, bargain, sell and convey unto Clarence Steve Collins, Jr. and wife,
Kathy E. Collins

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in
Shelby County, Alabama to-wit:

(For legal description of property conveyed herein see page two attached.)

19760727000070260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/27/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do, for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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, We have hereunto set OUR hand and seal S, this 23rd day of July, 19 76

WITNESS:

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, Robert William Smith, a Notary Public in and for said County, in said State, hereby certify that Hermie C. Glass and wife, Betty J. Glass 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 23rd day of July, A. D., 19 76

Legal description of property conveyed by Hermie C. Glass and wife, Betty J. Glass to Clarence Steve Collins, Jr. and wife, Kathy E. Collins.

EXHIBIT "A"



19760727000070260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/27/1976 12:00:00 AM FILED/CERT

PARCEL I

From the Northeast corner of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, run South along the East boundary line of the said NW 1/4 of the SW 1/4, Section 14, Township 21 South, Range 3 West for 385.0 feet; thence turn an angle of 92° 47' to the right and run Westerly 167.88 feet; thence turn an angle of 92° 47' to the left and run Southerly 315.0 feet; thence turn an angle of 92° 47' to the right and run Westerly 157.50 feet to the point of beginning of the land herein described and conveyed; thence continue in a Westerly direction along the last said course 157.50 feet; thence turn an angle of 87° 13' to the right and run Northerly 315.0 feet; thence turn an angle of 92° 47' to the right and run 157.50 feet; thence turn an angle of 87° 13' to the right and run 315.0 feet to the point of beginning. This being a part of the NW 1/4 of the SW 1/4, Section 14, Township 21 South, Range 3 West.

ALSO a 10 foot easement described as follows: Commencing at the NW corner of the above described lot and run Westerly direction to the East right of way line of Montevallo Siluria Highway; thence run Northerly direction along said Highway 10 feet; thence in an Easterly direction parallel with the North line of NW 1/4 of SW 1/4 of Section 14, a distance of 315 feet; thence run South 10 feet; thence run in a Westerly direction to the point of beginning.

Situated in Shelby County, Alabama.

PARCEL II

From the Northeast corner of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, run South along the East boundary line of said NW 1/4 of SW 1/4 of Section 14, Township 21 South, Range 3 West, for 385.0 feet; thence turn an angle of 92° 47' to the right and run Westerly, 167.88 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 92° 47' to the left and run Southerly 315.0 feet; thence turn an angle of 92° 47' to the right and run Westerly 157.50 feet; thence turn an angle of 87° 13' to the right and run Northerly 315.0 feet; thence turn an angle of 92° 47' to the right and run Easterly 157.50 feet to the point of beginning. This being a part of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, and being 1.14 acres, more or less. ALSO a 10 foot easement described as follows: Commencing at the NW corner of the above described lot and run in a Westerly direction to the East right of way line of Montevallo-Siluria Highway; thence run in a Northerly direction along said Highway, 10 feet; thence in an Easterly direction parallel with the North line of NW 1/4 of SW 1/4 of Section 14, a distance of 315.0 feet; thence run South 10 feet; thence run in a Westerly direction to point of beginning. Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 27 AM 8:29
Deed File 56-1
Conceded by
JUDGE OF PROBATE