

This instrument was prepared by

LARRY L. HALCOMB

(Name) ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY

HOMewood, ALABAMA 35209



19800310000029770 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/10/1980 00:00:00 FILED/CERTIFIED

Form 1-15 Rev. 1-65

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen thousand three hundred thirty six and 62/100 (13,336.62) DOLLARS and the assumption of the mortgage recorded in Volume 383, page 787, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James W. Grant and wife, Susan B. Grant

(herein referred to as grantors) do grant, bargain, sell and convey unto Donald E. Collins and Deborah 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:

Lot 26, Block 4, according to the survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, page 82, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1980.

Subject to restrictions, easements, building lines and rights of way of record.

Mineral and mining rights excepted.

\$ 6,936.62 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage.

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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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(s) and seal(s), this 7th day of March, 1980

WITNESS:

Deed Tax 6.50
Rec 1.50
Jud 1.00
9.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS DEED WAS FILED
1980 MAR 10 AM 9:16
JAMES W. GRANT (Seal)
SUSAN B. GRANT (Seal)
James W. Grant (Seal)

See Mtg Book 401 - page 306
STATE OF ALABAMA }
JEFFERSON COUNTY }
General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that James W. Grant and wife, Susan B. Grant, by James W. Grant, Attorney in 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 7th day of March, A. D., 1980

Notary Public.