

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051-1227

Form 1-15 Rev. 1-68

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Three Thousand Six Hundred and No/100 (\$23,600.00)-----DOLLARS and the Grantees assumption and agreement to pay the hereinafter described mortgage indebtedness, as evidenced by the Grantees' signatures on this deed, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CHARLES MICHAEL COLLINS and wife, EULYNNE H. COLLINS,
(herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM WALL and wife, A. CELESTE WALL,

(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 9, according to the Survey of IVANHOE, as recorded in Map Book 6, at Page 58, and amended Map of IVANHOE, as recorded in Map Book 6, at Page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following restrictive covenants, limitations and easements and encumbrances:

1. Taxes for 1982 and subsequent years. 1982 taxes are a lien but not due and payable until October 1, 1982.
2. Restrictive covenants and conditions as shown by instrument recorded on September 16, 1975 in Miscellaneous Book 12, at Page 646, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 35-foot building set back line from Lancaster Court, as shown by recorded plat for IVANHOE Subdivision.
4. 7.5-foot utility easement over East side of lot, as shown by recorded plat for IVANHOE Subdivision.
5. Transmission Line Permits to Alabama Power Company, as shown by instruments recorded in Deed Book 103, at Page 171, and Deed Book 220, at Page 46, in said Probate Records.
6. Permit to South Central Bell Telephone and Telegraph Co., as shown by instrument recorded in Deed Book 294, at Page 581, and permit to Southern Bell Telephone and Telegraph Co. and Alabama Power Company, as shown by instrument recorded in Deed Book 295, at Page 847, in said Probate Record.

As part of the consideration for this conveyance, the Grantees hereby assume and agree to pay as the same shall become due and in accordance with its terms and conditions the unpaid

(CONTINUED ON REVERSE SIDE)

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 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, we have hereunto set our hand(s) and seal(s), this 29th day of January, 1982

GRANTEES:

William Wall (Seal)

A. Celeste Wall (Seal)

GRANTORS:

Charles Michael Collins (Seal)

Eulynne H. Collins (Seal)

STATE OF ALABAMA

SHELBY COUNTY

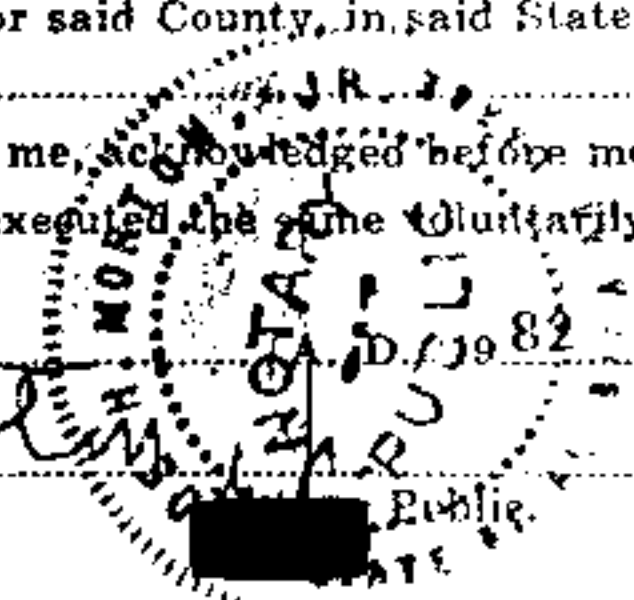
General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Michael Collins and wife, Eulynne H. Collins, whose name 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 29th day of January

Return to:

Wade H. Morton, Jr.



(CONTINUATION OF DEED)

balance of the indebtedness secured by that certain mortgage executed by Charles Michael Collins and wife, Eulyne H. Collins, to Engel Mortgage Company, Inc. dated March 16, 1977, and recorded on March 17, 1977 at 10:44 o'clock A.M. in Mortgage Book 363, at Page 211, in the Office of the Judge of Probate of Shelby County, Alabama, which was subsequently transferred and assigned to Federal National Mortgage Association by that certain instrument dated April 27, 1977 and recorded in Miscellaneous Book 20, at Page 14, in said Probate Records. Grantors hereby warrant that as of January 1, 1982 the unpaid balance of the indebtedness secured by said mortgage is the sum of \$28,604.85.

And for the same consideration the Grantees herein hereby assume the obligations of Charles Michael Collins and wife, Eulyne H. Collins, under the terms of the above described mortgage and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

SIGNED FOR
IDENTIFICATION:

GRANTEES:

William Wall
William Wall

A. Celeste Wall
A. Celeste Wall

GRANTORS:

Charles Michael Collins
Charles Michael Collins

Eulyne H. Collins
Eulyne H. Collins

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

1982 FEB -1 AM 10:29

Thomas G. Saunders, Jr.
JUDGE OF PROBATE

Deed Tax - 24.00
Rec. 3.00
Ind. 1.00
28.00

RETURN TO

CHARLES MICHAEL COLLINS

EULYNE H. COLLINS

TO

WILLIAM WALL

A. CELESTE WALL

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.