

This instrument was prepared by

439

(Name) Sunny Realty

(Address) _____



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation
3000th

WARRANTY DEED

STATE OF ALABAMA

_____ COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Helen B. Frost

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

✓ David Collum

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

Commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, Thence run Southerly along the West line of said quarter-quarter 163.94' to the point of beginning of the property being described, Thence continue along last described course a distance of 705.97' to a point, Thence turn an angle of 92°-13' Left and run 257.14' to a point on the West right of way line of Shelby County highway 333, Thence turn an angle of 45°-31' Left and run Northeasterly a distance of 447.10' to a point in the asphalt of said highway, Thence turn an angle of 3°-45' Right and continue in the asphalt portion of said highway a distance of 186.41' to a point, Thence turn an angle of 117°-12' Left and run Northwesterly a distance of 730.80' to the point of beginning, containing 6.85 acres less and except that part of just described property that lies within the right of way of said Highway 333. Property is subject to all agreements of probated record.

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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 _____ day of _____, 19____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1994 MAR 13 PM 4:13

Deed tax - 3.00
Rec - 1.50
Ind. 1.00
5.50

Frank J. [Signature]
JUDGE OF PROBATE

Helen Frost (SEAL)

[Signature] (SEAL)

STATE OF Alabama _____ COUNTY _____