

(Name) Mr. & Mrs. James D. Collins, III  
224 Sheridan Lane  
 (Address) Birmingham, Alabama 35216

This instrument was prepared by

(Name) William A. Jackson, Attorney  
2204 Lakeshore Drive, Suite 320  
 (Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Homer L. Dobbs and wife, Peggy R. Dobbs and  
V. C. Handy and wife, Bobbie L. Handy

(herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Collins, III and wife, Joy W. Collins

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 13, according to the Survey of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record, which are set out on Exhibit "A" attached hereto. \$52,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

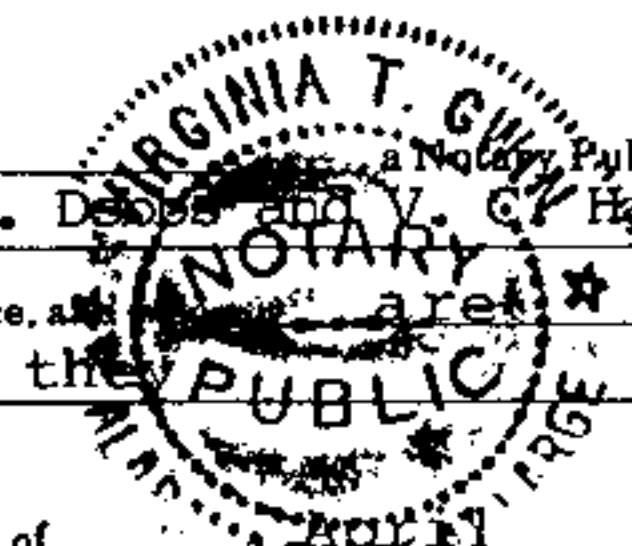
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of April, 19 84

~~WHEN~~  
Homer L. Dobbs (Seal)  
V. C. Handy (Seal)  
V. C. Handy (Seal)

Peggy R. Dobbs (Seal)  
Bobbie L. Handy (Seal)  
Bobbie L. Handy (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, the undersigned  
 hereby certify that Homer L. Dobbs and wife, Peggy R. Dobbs and V. C. Handy and wife, Bobbie L. Handy,  
 whose names are signed to the foregoing conveyance, 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.



HARRISON & JACKSON  
 ATTORNEYS AT LAW  
 SUITE 320  
 2204 LAKESHORE DRIVE  
 Birmingham, Alabama 35209  
25th day of April, A. D., 19 84  
Virginia T. Gwin  
 Notary Public.

EXHIBIT "A"

1. 1984 taxes, which are a lien, but not due and payable until October 1, 1984.
2. Restrictions as shown on recorded map of said subdivision.
3. 30-foot easement for roadway and utilities over the Northwest side of said lot as shown on recorded map.
4. Rights of other parties in and to the use of road as shown on recorded map.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 350, Page 966, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Miscellaneous Book 52, Page 184.
7. Easement to South Central Bell as recorded in Deed Book 353, Page 786, in the Probate Office of Shelby County, Alabama.

BOOK 355 PAGE 90

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*See mtg 447-652*  
1984 APR 27 JUN 11:09  
*Thomas B. Henderson, Jr.*  
JUDGE OF PROBATE

*Deed Tax - 28.00*  
*Rec. 3.00*  
*Int. 1.00*  
*32.00*