

705

(Name) Ivan R. Collins
P. O. Box 134
 (Address) Chelsea, AL 35043

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
 (Address) Birmingham, Alabama 35205

Form 115 Rev. 5/82

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

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

That in consideration of ONE DOLLAR (\$1.00) DOLLARS

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

Peggy J. Alexander Crump and husband, James B. Crump, Jr.

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

Ivan R. Collins and wife, Donna Jo 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:

Commence SW corner of SE 1/4 of SW 1/4 of Section 35, Township 17, Range 1 East, this being point of beginning of the tract herein described from said point go East along South line of said forty 400 feet to a point; thence left and parallel with east line of said forty a distance of 210 feet to a point; thence west and parallel with the south line of said forty a distance of 400 feet to the west line of said forty; thence south along west line a distance of 210 feet to the point of beginning, situated in Shelby County, Alabama.

LESS AND EXCEPT therefrom any part of subject property included within that deed to Roger Dale Alexander, recorded in Deed Book 333, Page 412, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Start at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama and measure South along the 1/4-1/4 section line a distance of 1,054 feet for a point of beginning; thence continue South along 1/4-1/4 section line 420 feet; thence 90 degrees East 105 feet; thence 90 degrees, North 420 feet; thence 90 degrees West 105 feet back to point of beginning.

Mineral and mining rights excepted. (CONTINUED ON REVERSE SIDE)

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 8th

day of June, 19 83.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

James B. Crump Jr. (Seal)
Peggy Alexander Crump (Seal)

STATE OF ALABAMA }
 JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, Alabama, do hereby certify that James B. Crump, Jr. and wife, Peggy Alexander Crump 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 8th day of June, A. D., 19 84

Carlton Bonner

Jimmy S. Honea Notary Public



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(CONTINUED)

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$30,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Peggy Alexander Crump, one of the grantors herein, is one and the same person as Peggy J. Alexander and Peggy J. Alexander Crump.

STATE OF ALA. SHELBY CO. 69
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 14 AM 8:42

Thomas A. J. J. J. J. J.
JUDGE OF PROBATE

Deed Tax - 50
Rec. 3.00
Ind. 1.00
4.50

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Corley, Marcus, Elynn & De Boys
2100-16th Avenue, South
Birmingham, AL 35205
RETURN TO

Peggy J. Alexander Crump and

James B. Crump, Jr.

TO

Ivan R. Collins and

Donna Jo Collins

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.