

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

782



SEND TAX NOTICE TO:
James Craig Bush
1139 Dearing Downs Drive
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Thousand Five Hundred and no/100-----Dollars

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

Royce L. Collins and wife, Jennifer E. Grimes Collins

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

James Craig Bush

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

Lot 8, according to the survey of Dearing Downs, Third Addition as recorded in Map Book 8, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$55,000.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Jennifer E. Grimes Collins is one and the same person as Jennifer E. Grimes.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K (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 ~~from~~ (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, K (we) have hereunto set ~~my~~ (our) hand(s) and seal(s) this 5th day of July, 1984.

*Due TAX 15.50
Rec 2.50
Jud 1.00
Total 19.00*

STATE OF ALA. SHELBY CO. 13
I CERTIFY THIS (SEAL)
INSTRUMENT WAS FILED
1984 JUL 16 PM 1:34
JUDGE OF PROBATE

Royce L. Collins (SEAL)
Jennifer E. Grimes Collins (SEAL)
Jennifer E. Grimes Collins (SEAL)

STATE OF Alabama }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Royce L. Collins and wife, Jennifer E. Grimes Collins

whose name(s) 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 5th day of July, A.D. 1984

