

This instrument was prepared by

(Name) ✓ Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-FOUR THOUSAND AND NO/100 (\$64,000.00) DOLLARS

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

MICHAEL J. COLLINS and wife, C. ANN COLLINS

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

BEN SPIVEY, an unmarried man

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

Lot 6, Block 1, according to the Amended Map of Wildewood Village, as recorded in
Map Book 8, page 3 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Easement as shown by recorded map.

Building line as shown by recorded map.

Restrictions as recorded in Misc. Vol. 35, page 310 and Misc. Vol. 34, page 521 in
the Probate Office of Shelby County, Alabama.

\$60,800.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 en-
cumbrances, 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 7th
day of August, 1985

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(SEAL)

Michael J. Collins

(SEAL)

1985 AUG 12 AM 8:54

(SEAL)

C. Ann Collins

(SEAL)

JUDGE OF PROBATE

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that

Michael J. Collins and wife, C. Ann 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 bear date.

Given under my hand and official seal this 7th day of August

[Signature]
Notary Public

