



2736  
**JEFFERSON TITLE CORPORATION**

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Courtney H. Mason, Jr.  
P. O. Box 360187  
(Address) Birmingham, Alabama 35236-0187

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Five Hundred and no/100th (\$6,500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Harry Lynn Collins and wife, Sarah L. Collins

(herein referred to as grantors) do grant, bargain, sell and convey unto  
F. A. Hatcher, Jr. and wife, Melissa H. Hatcher

(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 20, according to the Survey of Monte Verde as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to First Federal Savings and Loan Association of Jasper the United States of America, dated August 1, 1983, and filed for record in the Probate Office of Shelby County, Alabama, in Mortgage Book 434, Page 844, and last assigned to AmSouth Bank, National Association, as Trustee under a certain Trust Indenture, dated as of November 1, 1982, with Alabama Housing Finance Authority, by assignment dated August 29, 1983 and filed for record in the Probate Office of Shelby County, Alabama in Misc. Book 52, Page 372, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 14th day of October, 19 85.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 OCT 18 AM 10:45  
(Seal) Harry Lynn Collins (Seal)  
HARRY LYNN COLLINS  
(Seal) Sarah L. Collins (Seal)  
SARAH L. COLLINS  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
Deed TAX 6.50  
Rec 2.50  
1.00 General Acknowledgment  
10.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry Lynn Collins and wife, Sarah L. Collins 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, A.D., 19 85