

1523

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Kraft, Inc.

Glenview, Illinois 60025

NAME: Frank K. Bynum

ADDRESS:

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY-FOUR THOUSAND AND NO/100-----DOLLARS (\$134,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MICHAEL EUGENE COLLARD and wife, BARBARA ANN COLLARD

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

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

Lot 42, according to Survey of Riverchase Country Club Residential Subdivision, as recorded in Map Book 6, Page 137, in the Probate Office of Shelby County, Alabama, revised survey recorded in Map Book 7, Page 31.

Mineral and mining rights excepted.

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

As part of the consideration herein, the grantee takes subject to that certain mortgage to First Alabama Bank of Birmingham recorded in Mortgage Book 419, Page 742 and corrected in Mortgage Book 420, Page 495 and assigned to Federal National Mortgage Association in Misc. Volume 45, Page 333, Shelby County, Alabama.

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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 the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 18th day of September, 1985.

Deed TAX 24.00 STATE OF ALA. SHELBY CO. (Seal)
Rec 2.50 I CERTIFY THIS
Jud 1.00 INSTRUMENT WAS FILED
27.50 1985 NOV 22 PM 12:43 (Seal)

Michael Eugene Collard (Seal)
Michael Eugene Collard
Barbara Ann Collard (Seal)
Barbara Ann Collard (Seal)

STATE OF ~~ALABAMA~~ TEXAS
Bexar COUNTY

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Eugene Collard and wife, Barbara Ann Collard whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, A. D. 1985.

Dana Green
Bexar County, Texas Public
Comm. Expires 6-26-89