

This instrument was prepared by

(Name) Norman L. Collum

(Address) 3324 Independence Drive, Birmingham,
Alabama 35209

6.00

State Bank
P. O. Box 180
Celera, AL 35040

1342



Actual Value of _____ is \$12,000.00

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 One Dollar (\$1.00) and other good and valuable considerations

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

Larry Townley and wife, Stella Townley

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

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

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

This conveyance is subject to easements and restrictions of record.

\$12,000.00 of the above consideration was paid from mortgage recorded 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 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, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of January, 19 86

(SEAL) Larry Townley (SEAL)
Larry Townley

(SEAL) Stella Townley (SEAL)
Stella Townley

(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 Larry Townley and wife, Stella Townley

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 _____ day of January, A.D. 19 86

[Signature]
Notary Public

BOOK 057 PAGE 589

"EXHIBIT A"

PARCEL TWO (2)

Commence at the N.E. corner of the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter a distance of 206.15 feet to a point, thence turn an angle of 54 degrees 48 minutes to the right and run Southwesterly a distance of 406.63 feet to the point of beginning of the property being described, thence continue along last described course a distance of 391.34 feet to a point, thence turn an angle of 105 degrees 55 minutes 57 seconds to the left and run Southeasterly a distance of 421.06 feet to a point on the Northwesternly right of way line of Shelby County Highway Number 51, thence turn an angle of 88 degrees 04 minutes 43 seconds to the left and run Northeasterly along said right of way line a distance of 376.62 feet to a point, thence turn an angle of 91 degrees 55 minutes 17 seconds to the left and run Northwesternly a distance of 326.22 feet to the point of beginning, marked on each corner with a steel rebar pin.

PARCEL THREE (3)

Commence at the N.E. corner of the SW 1/4 of the NE 1/4, Section 29, Township 19 South, Range 1 East, Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter a distance of 206.15 feet to a point, thence turn an angle of 54 degrees 48 minutes to the right and run Southwesterly a distance of 797.97 feet to the point of beginning of the property being described, thence continue along last described course a distance of 79.83 feet to a point, thence turn an angle of 115 degrees 45 minutes 52 seconds to the left and run Easterly a distance of 499.58 feet to a point on the Northwesternly right of way line of Shelby County Highway Number 51, thence turn an angle of 170 degrees 10 minutes 05 seconds to the left and run Westerly a distance of 421.06 feet to the point of beginning, marked on each corner with steel rebar pins.

PARCEL 4 (FOUR)

Commence at the N.E. corner of the SW 1/4 of the NE 1/4, Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence Southerly along the East line of said quarter-quarter a distance of 206.15 feet to a point, thence turn an angle of 54 degrees 48 minutes to the right and run Southwesterly a distance of 877.80 feet to the point of beginning of the property being described, thence turn an angle of 115 degrees 45 minutes 52 seconds to the left and run Easterly a distance of 499.58 feet to a point on the Northwesternly right of way line of Shelby County Highway Number 51, thence turn an angle of 101 degrees 45 minutes 12 seconds to the right and run Southwesterly along said right of way line a distance of 473.17 feet to a point, thence turn an angle of 130 degrees 55 minutes 46 seconds to the right and run Northerly to the point of beginning, and marked on each corner with a steel rebar pin.

According to the survey of Joseph E. Conn, Jr., Ala. Reg. No. 9049, dated October 1, 1985.

Situated in Shelby County, Alabama.

BOOK 057 PAGE 590

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

1986 JAN 17 AM 8:40

Thomas A. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		_____
Mineral Tax		_____
Recording Fee		500
Index Fee		100
TOTAL	\$	600