

This instrument was prepared by

(Name) THOMAS A. SNYDER
(Address) 4509 VALLEYDALE ROAD
BIRMINGHAM, AL 35242



This Form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-6600



Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-SIX THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. ROBERT COLLINS AND WIFE SARA G. COLLINS

(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS A. SNYDER AND WIFE PATSY L. SNYDER

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 2, according to the map and survey of COLLIN'S ADDITION TO VALLEYDALE AS recorded in Map Book 7, Page 154, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1986 and all subsequent years, which are a lien but not yet due and payable until October 1, 1986. (2) Subject to Public Road right of way to Shelby County dated May 30, 1961 recorded in Deed Book 216, Page 17, dated December 15, 1955 recorded in Deed Book 177, Page 50, dated December 15, 1955 recorded in Deed Book 177, Page 51, all in said Probate Office. (3) Subject to transmission Line Permit to Alabama Power Company dated May 15, 1947 and recorded in Deed Book 129, Page 559. (4) Subject to road lines and matters of survey as shown by survey of A.C. Coulter, Jr. dated July 13, 1971. (5) Public utility easements as shown by the recorded plat. (6) Building setback line reserved of 35 feet on the north facing Valleydale Road. (7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

The entire purchase price was paid from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, I have hereunto set my hand(s) and seal(s), this 3rd day of March, 1986.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 MAR -3 PM 2:46
[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Kathy W. Brasher, a Notary Public in and for said County of SHELBY, hereby certify that J. Robert Collins and wife, Sara G. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of march