

This instrument was prepared by

(Name) Norman L. Collum 1518

(Address) P. O. Box 59293, Birmingham, AL.
35259-9293

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 Thirty four thousand nine hundred and no/100 Dollars (\$34,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Jean C. Collum, a married woman

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

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

Lot No. 42, as shown on map recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows: Begin at the intersection of the Northerly right of way line of 3rd Avenue West and the Westerly right of way line Hill Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of 3rd Avenue West for 136.94 feet; thence 91 degrees, 50 minutes, 04 seconds left and run Northwesterly for 147.06 feet; thence 85 degrees, 37 minutes, 31 seconds left and run Southwesterly for 136.26 feet; thence 93 degrees, 50 minutes, 25 seconds left and run Southeasterly for 153.08 feet to the point of beginning; THE PROPERTY BEING CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR OF THE GRANTOR'S SPOUSE.
This conveyance is subject to easements and restrictions of record.

Subject to that certain mortgage from Norman L. Collum and Jean C. Collum to Colonial Financial Services, Inc. filed for record January 8, 1979 and recorded in Vol. 387, Page 144, in the Probate Office of Shelby County, Alabama.

THIRTY FOUR THOUSAND AND NO/100 DOLLARS (\$34,000.00) of the above recited consideration was paid by proceeds of a mortgage closed simultaneously with the delivery of this deed.

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 18th
day of August, 19 86

Deed Tax \$ 1.00 STATE OF ALA. SHELBY CO.

Mtg. Tax _____ I CERTIFY THIS INSTRUMENT WAS FILED (SEAL)

Recording Fee 2.50 1986 AUG 21 AM 9:26

Indexing Fee 1.00 (SEAL)

TOTAL 4.50 Thomas A. Chamberlain, Jr. JUDGE OF PROBATE

Jean C. Collum (SEAL)
Jean C. Collum

(SEAL)

(SEAL)

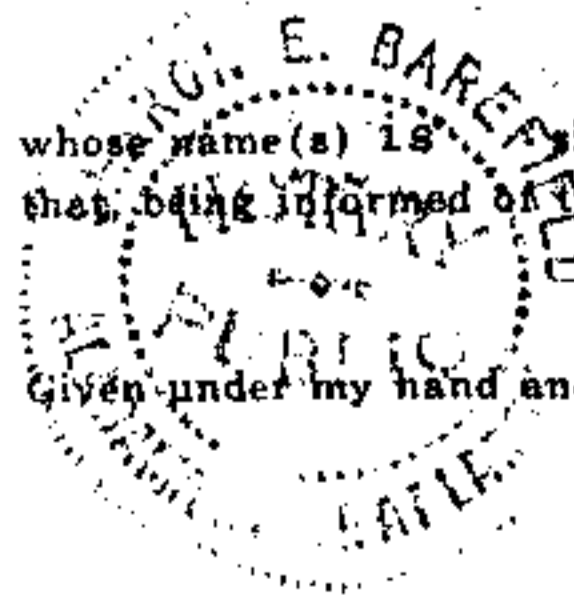
STATE OF Alabama }
Shelby COUNTY }

General Acknowledgment

I, the undersigned _____ a Notary Public in and for said County,
in said State, hereby certify that Jean C. Collum, a married woman

whose name(s) is _____ signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August A.D. 19 86



Sunny Realty
P.O. Box 59293
B'ham, AL 35259-9293

Sharon C. Barfield
Notary Public