

11.00

value of land \$ 57,000

Central State Bank
P. O. Box 180
Calera, AL 35040

SEND TAX NOTICE TO:

(Name) Mrs. Jean C. Collum
3324 Independence Drive
(Address) Birmingham, Alabama 35209

This instrument was prepared by

1856

(Name) Wade H. Morton, Jr., Attorney at Law
(Address) 113 South Main Street, Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-6 Rev. 8-70
CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and No/100 - - - - - (\$1.00) DOLLARS,
in hand paid and execution and delivery of the following described purchase money mortgage
to the undersigned grantor, CENTRAL STATE BANK, Calera, Alabama, a banking corporation,
in hand paid by

JEAN C. COLLUM,
the receipt of which is hereby acknowledged, the said
CENTRAL STATE BANK, Calera, Alabama, a banking corporation,
does by these presents, grant, bargain, sell and convey unto the said

JEAN C. COLLUM,
the following described real estate, situated in Shelby County, Alabama:

See attached Exhibit "A" for legal description of real estate conveyed.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1986 and subsequent years, which became a lien on October 1, 1985, but are not due and payable until October 1, 1986.
2. Right of way to Shelby County as recorded in Deed Book 102, Page 516, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 106, Page 10, in the Probate Office of Shelby County, Alabama.
4. Any part of caption lands that may lie within a street or alley as shown on Map of South Calera as recorded in Map Book 3, Page 40, in the Probate Office of Shelby County, Alabama.

5. All rights outstanding by reason of the statutory right of redemption from the foreclosure of those certain mortgages given by Clarence B. Simmons and wife, Evelyn Simmons to Central State Bank as recorded in Mortgage Book 372, Page 593 and in Mortgage Book 384, Page 109, and in Mortgage Book 410, Page 123, said foreclosure being evidenced by

(CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD, To the said JEAN C. COLLUM, her

heirs and assigns forever.

And said CENTRAL STATE BANK, Calera, Alabama,
and assigns, covenant with said JEAN C. COLLUM, her

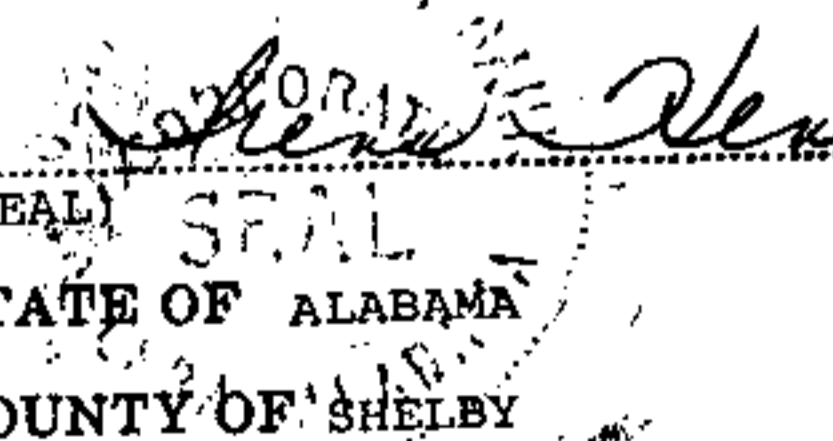
does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said JEAN C.

COLLUM, her heirs, executors and assigns forever, against the lawful claims of all persons. There is no warranty or representation as to the condition or quality or quantity of any improvement upon this real property or any part or portion of this real property.

IN WITNESS WHEREOF, the said CENTRAL STATE BANK, Calera, Alabama by its
President, William M. Schroeder, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the day of August, 1986.

ATTEST:

(SEAL) 
STATE OF ALABAMA
COUNTY OF SHELBY
Its Secretary

CENTRAL STATE BANK
By 
President

I, the undersigned, said State, hereby certify that William M. Schroeder whose name as President of CENTRAL STATE BANK, Calera, Alabama, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of August, 1986.


Public

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foreclosure deed to Central State Bank dated 9th May 1986 and recorded Real Volume 71, Page 458, in the Probate Office of Shelby County, Alabama.

All of the \$17,691.56 consideration for this deed is secured by a purchase money mortgage on the above described real estate from the Grantee to the Grantor, which was executed and delivered simultaneously herewith.

SIGNED FOR IDENTIFICATION:
CENTRAL STATE BANK

ATTEST

BY: *William M. [Signature]*
President

[Signature]
Notary Public
SEAL
SHELBY COUNTY, ALABAMA

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157-201-1

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$.....
Deed Tax \$.....

THIS FORM FROM

Lawyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA

EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL I:

A part of Block 51 according to Map of the Town of South Calera, Alabama, as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of Lot 11 in Block 51, and run in a Northerly direction along the West right-of-way line of Montgomery Avenue a distance of 258 feet to the point of beginning of the lot herein described; from the point of beginning run North 165 feet along the West margin of Montgomery Avenue and to the Southeast corner of the Whitman property; thence West 148 feet to a point; thence South 179 feet to a point; thence East 156 feet along the North line of the Killingsworth lot back to the point of beginning.

PARCEL II:

A parcel of land situated in the SW 1/4 of Section 11, Township 24, Range 13 East, Shelby County, Alabama more particularly described as follows: Beginning at the Northeast corner of Block 51, according to a Map of the Town of South Calera, Alabama, as recorded in Map Book 3, at Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, which point is on the West margin of Montgomery Avenue; thence running West along the South margin of West 8th Street a distance of 53 yards; thence South parallel with Montgomery Avenue 43 yards; thence East parallel with West 8th Street 53 yards to West margin of said Montgomery Avenue; thence North along the West margin of Montgomery Avenue 53 yards to the point of beginning.

Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

CENTRAL STATE BANK

BY:

William M. Adams
President

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

1986 AUG 26 AM 9:57

Thomas G. ...
JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	13.50

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