



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

This instrument was prepared by

(Name) Jean C. Collum

(Address) 3324 Independence Drive, Birmingham, AL. 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

#1000.00

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,

Michael L. Bratton, a married man

(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:

Lot No. 42, as shown on a 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.

This conveyance is subject to easements and restrictions of record.

Subject to that certain mortgage from Norman L. Collum & Jean C. Collum to Colonial Financial Services, Inc. filed for record January 8, 1979 and recorded in Volum 3 387, Page 144 in the Probate Office of Shelby County, Alabama.

THIS PROPERTY BEING CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

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 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 hands(s) and seal(s), this 21st day of FEBRUARY, 1987.

State Tax \$1.00

County Tax

2.50

11.00

4.50

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

1987 MAR -5 PM 1:14
(Seal)

Thomas A. [Signature]
JUDGE OF PROBATE (Seal)

Michael L. Bratton
Michael L. Bratton (Seal)

(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 Michael L. Bratton, a married man, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 21st day of FEBRUARY, 1987, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Under my hand and official seal this 21st day of FEBRUARY, A. D., 1987.

P.O. Box 59293
B'ham, AL 35205

Sharon E. Barefield
Public

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