

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Ben L. Zarzaur
Najjar, Denburg, Meyerson,
Zarzuar, Max, Boyd & Schwartz
2125 Morris Avenue
Birmingham, Alabama 35203

Mr. Charles Leo Collum
2712 Corsair Drive
Birmingham, Alabama

1997

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand Dollars (\$90,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, E. Wayne McCain, a married man, (herein referred to as grantor), does grant, bargain, sell and convey unto Charles Leo Collum, a married man, and Michael D. Allen, a married man, (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the East Half of the East Half of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 25, thence run South along the east section line 1309.65 feet to the point of beginning; thence continue last course 370.75 feet, thence turn right 90 deg. 00 min. 00 sec. and run west 378.01 feet to a point on a clockwise curve on the east right of way of McCain Parkway, having a central angle of 58 deg. 49 min. 55 sec. and a radius of 241.07 feet, thence turn right 32 deg. 42 min. 16 sec. to the tangent of said curve and run northwesterly along arc of said curve 241.07 feet to the point of the tangent, thence continue northerly along said tangent 161.49 feet, thence turn right 88 deg. 27 min. 49 sec. leaving said right of way and run east 484.42 feet to point of beginning.

Grantor herein certifies that the property described herein does not constitute his homestead nor the homestead of his spouse.

Subject to the following:

1. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126, Page 303, in Probate Office.
3. Right of way granted to the State of Alabama by instrument recorded in Deed Book 282, Page 413, in Probate Office.

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4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. Mineral and mining rights being assessed by Ruth Purvis Worrell.
5. Right of way granted to Seaboard Coast Line Railroad as now located.
6. Right of way for I-65 as now located.
7. Subject to right of way for McCain Parkway.
8. Mineral and mining lease as shown by instrument recorded in Deed Book 331, Page 699, in Probate Office.
9. Easement, covenants and restrictions of record.

TO HAVE AND TO HOLD to the grantees, as joint tenants with right of survivorship, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And grantor does for himself and for his heirs, executors, and administrators, covenant with the grantees, and the grantees' heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the grantee and the grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, grantor has hereunto set his hand and seal, this 20th day of March, 1987

E. Wayne McCain (Seal)
E. Wayne McCain

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. Wayne McCain, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 1987.

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 10, 1991

Mildred Burkhalter
Notary Public

STATE OF ALABAMA
INSTRUMENT FILED
1987 MAR 23 PM 1:21

JUDGE OF PROBATE

1. Local Tax 40.00

2. State Tax

3. Recording Fee 5.00

4. Notary Fee 1.00

TOTAL 96.00

