

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3324 Independence Drive, Birmingham, Alabama 35209

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollars (\$1.00) and other good & 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,

David Jack Collum, an unmarried man

therein referred to as grantor/ whether one or more), grant, bargain, sell and convey unto

Jean C. Collum

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

Lot 97, as shown on Map 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 North right-of-way line of 2nd Avenue and The westerly right-of-way line of Fallon Avenue, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easement, Town of Siluria, Alabama; thence Northwesterly along said right-of-way line of 2nd Avenue for 75.00 feet; thence 89 deg. 35 min. right and run North-easterly for 109.53 feet; thence 91 deg. 24 min. 30 sec. right run Southeasterly for 75 feet to a point on the Westerly right-of-way line of Fallon Avenue; thence Southwesterly along said right-of-way line of Fallon Avenue for 109.54 feet to a point of beginning; being situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantee herein agrees to assume and pay that certain mortgage to SouthTrust Bank of Calhoun County, National Association, in the original amount of \$22,000.00, dated May 11, 1983.

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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 16th day of July, 1985.

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC

1987 MAY 26 PM 2:17

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, hereby certify that David Jack Collum, an unmarried man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 15th day of July

A. D., 1985

Notary Public

P.O. Box 59293
Birmingham 35259

David Jack Collum (Seal)
David Jack Collum

General Acknowledgment (Seal)
1. Doc Fee \$ 1.00
2. Mfg Tax (Seal)
3. Recording Fee 2.50
4. Indexing Fee 1.00
Total 4.50