

SEND TAX NOTICE TO:

2331

(Name) Mrs. Jean C. Collum
Post Office Box 52923
(Address) Birmingham, Alabama 35259

This instrument was prepared by

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

Form 1-1-4 Rev. 9-70
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 THIRTY SIX THOUSAND and NO/100 (\$36,000.00) Dollars to be paid under 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:

A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 349.32 feet; thence turn an angle of 100 deg. 19 min. to the left and run a distance of 146.0 feet to the point of beginning of the lot herein described; thence continue along the same bearing a distance of 150.0 feet; thence turn an angle of 81 deg. 32 min. to the right and run a distance of 100 feet; thence turn an angle of 98 deg. 28 min. to the right and run a distance of 150.0 feet; thence turn an angle of 81 deg. 32 min. to the right and run a distance of 100 feet to the point of beginning.

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

1. The one-year statutory right of redemption from the foreclosure sale held by Farmers Home Administration on April 2, 1987 on the part of those entitled to redeem, as provided by the laws of Alabama, under the mortgage from Millard B. Harris, an unmarried person, to Farmers Home Administration. (CONTINUED ON REVERSE SIDE)

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

heirs and assigns forever.

does for itself, its successors

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

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
has hereto set its signature and seal, this the 26th

, who is authorized to execute this conveyance,
day of May, 19 87.

CENTRAL STATE BANK

ATTEST: STATE OF ALABAMA

(CORPORATE SEAL)
STATE OF ALABAMA
COUNTY OF SHELBY

Henry
Its Secretary

By *William M. Schroeder*
William M. Schroeder, President

I, the undersigned, said State, hereby certify that William M. Schroeder whose name as President of CENTRAL STATE BANK, Calera, Alabama, a banking 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 26th day of May, 1987.

Wade H. Morton

Jamie P. [Signature]
Public

BOOK 133 PAGE 48

(Continuation of Deed)

2. The one-year statutory right of redemption from the foreclosure sale held by Central State Bank on September 5, 1986 on the part of those entitled to redeem, as provided by the laws of Alabama, under the mortgage from Millard B. Harris, an unmarried man, to Central State Bank.

3. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987. Payment of these taxes is the sole responsibility of the Grantee.

4. Any assessments by the City of Montevallo.

5. All easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama, or in evidence through use.

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

SIGNED FOR IDENTIFICATION:
CENTRAL STATE BANK, a banking corporation

BY: William M. Schroeder
William M. Schroeder, President

BOOK 133 PAGE 49

STATE OF ALA. SHELBY CO.
1000 ...
INSTRUMENTS ...

1987 MAY 29 PM 2:45

Thomas J. ...
JUDGE OF PROBATE

1. Deed Tax	\$	<u>1</u>
2. Mtg. Tax		<u>1</u>
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>600</u>

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$
Deed Tax \$

THIS FORM FROM

Legyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA