



american title insurance company

BIRMINGHAM, ALABAMA

SEND TAX NOTICE TO:
DALE WALKER
301 GABLES DRIVE
HOOVER, ALABAMA 35244

1559

This instrument was prepared by

(Name) CLAIRBORNE P. SEIER, ATTY.

(Address) 2100 SOUTHBRIDGE PKWY, B' HAM, AL 35209

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY TWO THOUSAND AND 00/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, GEORGE A. COLLINS, AND WIFE, BETSY P. COLLINS

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

DALE WALKER, A SINGLE WOMAN

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

SHELBY

UNIT 301, BUILDING 3, IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BYLAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177, AND AMENDED IN REAL VOLUME 27, PAGE 733 AND REAL VOLUME 50, PAGE 340 TOGETHER WITH AN INDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE AFORESAID DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES, A CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGES 41-44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "UNIT").

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to Easements and Restrictions of Record.
Subject to taxes for 1988 and thereafter.

\$40,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 164 PAGE 716

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, We, have hereunto set our hands(s) and seal(s), this 18th day of December, 1987

1. Deed Tax \$ 12.00
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.50
TOTAL 17.00

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 DEC 23 AM 11:40

George A. Collins (Seal)
GEORGE A. COLLINS (Seal)
Betsy P. Collins (Seal)
BETSY P. COLLINS (Seal)

STATE OF ALABAMA
JUDGE OF PROBATE
SHELBY COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that the undersigned GEORGE A. COLLINS AND WIFE, BETSY P. COLLINS whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, A. D., 1987

RETURN TO AMERICAN TITLE INSURANCE COMPANY

Notary Public