

This instrument was prepared by
(Name) Jean C. Collum

Send Tax Notice To: Jean C. Collum
name

(Address) P. O. Box 59293, Birmingham, Al. 35259-9293

P. O. Box 59293, Birmingham
address Al. 35259

WARRANTY DEED-

STATE OF ALABAMA
Shelby COUNTY

1839
KNOW ALL MEN BY THESE PRESENTS:

#25000.00

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,
Billy K. Stevenson and wife, Brenda J. Stevenson

(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. 48, as shown on a 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 Easterly right of way line of Montevallo Road (Alabama Highway 119) and the Southwesterly right of way line of Louisville and Nashville Railroad, said right of way line as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southeasterly along said right of way line of Louisville and Nashville Railroad and along the arc of a curve to the left, having a radius of 2236.0 feet for 24.29 feet to the end of said curve; thence tangent to said curve, run Southeasterly along said right of way line of Louisville and Nashville Railroad for 209.90 feet; thence 135 deg. 43 min. right and run Westerly for 149.14 feet on the Easterly right of way line of Montevallo Road, thence Northerly along said right of way line of Montevallo Road and along the arc of a curve to the right, having a radius of 2839.93 feet for 164.62 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Subject to that certain mortgage from Billy K. Stevenson and Brenda Stevenson to Citizens Bank and Trust Company dated November, 1978, in amount of \$13,000.00 and recorded in Mortgage Book 385, Page 149, in the Probate Office of Shelby County, Alabama.

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 23rd day of August, 1988.

- 1. Deed Tax \$25.00
- 2. Mtg. Tax
- 3. Recording Fee (Seal) 2.50
- 4. Indexing Fee (Seal) 1.00
- TOTAL 28.50

Billy K. Stevenson
 _____ (Seal)
 Billy K. Stevenson
Brenda J. Stevenson
 _____ (Seal)
 Brenda J. Stevenson
 _____ (Seal)

BOOK 206 PAGE 368

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

88 SEP 27 PM 3: 26

Sharon A. Barefield
JUDGE OF PROBATE

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy K. Stevenson and wife, Brenda J. Stevenson whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, A. D., 1988.
Sharon A. Barefield
Notary Public