

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Robert B. Collins, Jr.
1770 County Road #51
 (Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law 363

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1.5 Rev. 5/82 This deed prepared without title examination or certification.
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, Value of \$500.00

That in consideration of ONE and NO/100 ----- (\$1.00) DOLLARS
 and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT B. COLLINS and wife, JUNE S. COLLINS,

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT B. COLLINS, JR. and wife, AUDREY M. COLLINS,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

That part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range 1 East, Shelby County, Alabama described as follows: Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 200.00 feet; thence run left 90 deg. 00 min. and run a distance of 420.00 feet; thence turn left 90 deg. 00 min. and run a distance of 200.00 feet; thence turn left 90 deg. 00 min. and run a distance of 420.00 feet to the point of beginning.

There is reserved in favor of Grantors, Robert B. Collins and wife, June S. Collins, their heirs, successors and assigns forever, a perpetual easement and right-of-way 25 feet in width for ingress and egress, and for all other lawful purposes, over and along the hereinafter described portion of the above described real property, to-wit: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range 1 East, Shelby County, Alabama and run thence East along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 400 feet; thence turn right 90 deg. 00 min. and run a distance of 25 feet; thence turn right 90 deg. 00 min. and thence run a distance of 400 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run a distance of 90 deg. 00 min. for a distance of 25 feet to the point of beginning.

Subject to the following encumbrances and easements: Ad valorem taxes for 1989 and subsequent years; to existing public easements serving the above described real property; and, to all rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; 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 herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 2nd

day of December, 19 88

WITNESS: 50
 1. Deed Tax
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 4.00
 STATE OF ALABAMA }
SHELBY COUNTY }
 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
88 DEC -6 AM 10:05 (Seal)
Wade H. Morton, Jr. (Seal)
 JUDGE OF PROBATE

Robert B. Collins (Seal)
 Robert B. Collins
June S. Collins (Seal)
 June S. Collins

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert B. Collins and wife, June S. Collins, 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 2nd day of December, A. D., 19 88

Wade H. Morton, Jr.
 Notary Public.

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