

SEND TAX NOTICE TO:
Powell Ronald Collins
(Name) Kathy Lynn Collins
4919 Altadena South Drive
(Address) Birmingham Alabama 35244

This instrument was prepared by

(Name) William H. Halbrooks
Suite 704, Independence Plaza
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Two Thousand Dollars and no/100 DOLLARS

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

Daniel D. Walton and wife, Teria C. Walton

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

Powell Ronald Collins and Kathy Lynn 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:

Lot 4, Block 1, according to the Amended Map Addition to Awtrey-Scott to Altadena South, as recorded in Map Book 5, page 123 in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restriction of record.

1. Deed Tax \$ 5.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.50

77,019.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 28th day of November, 1988

WITNESS:
STATE OF ALABAMA }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
88 DEC -6 AM 9:04 }
STATE OF ALABAMA }
Jefferson COUNTY }
OF PROBATE }

Daniel D. Walton (Seal)
Daniel D. Walton
Teria C. Walton (Seal)
Teria C. Walton (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel D. Walton and Teria C. Walton whose name s 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 28th day of November, A. D., 1988

William H. Halbrooks
Notary Public.