

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Sabrina Ann Collins
(Address) Rt. 4, Box 11-A
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and 00/100, (\$5,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Priscilla Shotts Allen, a married woman

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

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

Lot 1 and the Southwest Quarter of Lot 3, Merchant Melton Subdivision, as surveyed by J. R. McMillen, Alabama Registered Surveyor #419, on August 30, 1947, and recorded on December 13, 1948, in Map Book 3, Page 76, Probate Office, Shelby County, Alabama.

The property herein conveyed was also surveyed by W. M. Varnon, Alabama Registered Surveyor #9324, On January 4, 1989.

The real estate herein conveyed neither constitutes, in whole or in part, any portion of Grantor's homestead, nor that of her spouse.

SUBJECT TO:
Mineral and mining rights.

Purchase Money First Mortgage executed by Grantees herein to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, on even date herewith in the sum of \$40,000.00.

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of April, 19 89

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

89 APR -7 AM 9:28

JUDGE OF PROBATE

Priscilla Shotts Allen (Seal)
Priscilla Shotts Allen

____ (Seal)

____ (Seal)

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

a Notary Public in and for said County,

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, Priscilla Shotts Allen the undersigned authority in said State, hereby certify that

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of April, 19 89

M. A. Spears