

This form furnished by:

**Cahaba Title, Inc.**

Riverview Office  
(205) 988-5600

Eastern Office  
(205) 833-1371

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO BOX 360187

Birmingham, Alabama 35236-0187

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Send Tax Notice to:

(Name) Collins Homes, Inc.

(Address) P.O. Box 1774

Alabaster, Al 35007

**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY }**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand Five Hundred and no/100ths (\$10,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Vernon Gregory Smith and wife, Denise Beavers Smith**  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Collins Homes, Inc.**

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

Please see legal attached as Exhibit "A"

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, mortgages, if any, of record.

"The entire purchase price was paid by proceeds of the Mortgage."

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8005

**THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.**

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 27th  
day of April, 19 89

(Seal)

(Seal)

(Seal)

Vernon Gregory Smith (Seal)  
Vernon Gregory Smith

Denise Beavers Smith (Seal)  
Denise Beavers Smith

(Seal)

(Seal)

**STATE OF ALABAMA**

Shelby

**County }**

**General Acknowledgment**

I, the undersigned  
in said State, hereby certify that **Vernon Gregory Smith and wife, Denise Beavers Smith**

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 27th day of April, 19 89

Peggy S. Memphis

Notary Public

My **Commission Expires:**

3/9/91

EXHIBIT "A"

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

89 MAY -2 PM 1:48

*Thomas A. Johnson*  
JUDGE OF PROBATE

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BOOK

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West; thence run Northerly along the West line of said 1/4 1/4 for a distance of 992.65 feet; thence turn an angle to the right of 131 deg. 39 min. 38 sec. for a distance of 507.30 feet; thence turn an angle to the left of 16 deg. 03 min. 18 sec. for a distance of 330.01 feet; thence turn an angle to the right of 53 deg. 31 min. 20 sec. for a distance of 22.11 feet to the point of beginning; thence turn an angle to the right of 31 deg. 01 min. 38 sec. for a distance of 481.65 feet to the right of way of a public road, said point also being the point of beginning of a curve to the right having a central angle of 28 deg. 17 min. 13 sec. and a radius of 280 feet; thence run along arc of said curve for a distance of 138.23 feet to the end of said curve; thence continue along said right of way for a distance of 115.08 feet to the point of beginning of a curve to the left having a central angle of 100 deg. 17 min. 13 sec. and a radius of 280 feet; thence run along arc of said curve for a distance of 43.76 feet to the end of said curve; thence continue along said right of way for a distance of 92.52 feet to the point of beginning of a curve to the right having a central angle of 17 deg. 03 min. 31 sec. and a radius of 720.01 feet; thence run along arc of said curve for a distance of 214.36 feet; thence turn an angle to the left of 81 deg. 28 min. 14 sec. as measured from the chord for a distance of 480.91 feet to the point of beginning; being situated in Shelby County, Alabama. Being in the S 1/2 of SE 1/2 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

1. Deed Tax \$ NO TAX COLLECTED  
2. Mtg Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 3.00  
TOTAL 8.00