

66,000.00

This instrument was prepared by 143/
(Name) Mary Hudson
(Address) 1928 1st Avenue North B'Ham, Al 35203

Send Tax Notice To: _____
name _____
address _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00) and other considerations _____ DOLLARS

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

Daryl D. Knight and Shelby M. Knight, husband and wife

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

Edward A. Collier dba Collier Custom Homes

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

Shelby County, Alabama to-wit:

SEE ATTACHED "A"

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66,000.00
CONSIDERATION
MORTGAGE
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 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, I have hereunto set my hand(s) and seal(s), this 18th day of July, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

Daryl D. Knight (Seal)
Shelby M. Knight (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daryl D. Knight & Shelby M. Knight whose name 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 18th day of July, A. D., 19 91

Deah D. Jones
Notary Public.

Exhibit "A"

From the Northeast corner of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, proceed South along the East boundary of said Section 2 a distance of 2260.78 feet to the point of beginning of herein described parcel of land; thence continue South along said course a distance of 400.0 feet to the Southeast corner of the Northeast 1/4 of said Section 2; thence turn an angle of 90 degrees 48 minutes 43 seconds right and turn an angle of 90 degrees 48 minutes 43 seconds right and proceed West along the South boundary of said Northeast 1/4 a distance of 444.08 feet; thence turn an angle of 89 degrees 15 minutes 11 seconds right and proceed North a distance of 400.0 feet; thence turn and angle of 90 degrees 44 minutes 52 seconds right and proceeds East a distance of 443.63 feet to the point of beginning. Situated in Shelby County, Alabama.

Also an easement for access road and utilities to the above described parcel of land, said easement being 20 feet in width, the east boundary of said easement being more particularly described as follows: From the Northeast corner of Section 2, Township 22 South, Range 2 West proceed South along the East boundary of said Section 2 a distance of 1208.84 feet to a point on the south right-of-way boundary of county highway #42 (Dargin-Columbiana Road), said point being the point of beginning of herein described easement; thence continue South along said course and along a line that is 20 feet east of and parallel to the west boundary of said 20 foot easement a distance of 1051.94 feet to the Northeast corner of the above described parcel and being the point of termination of herein described 20 foot wide easement. Situated in Shelby County, Alabama.

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

91 JUL 22 AM 10:36

JUDGE OF PROBATE

No Tax Paid

1. Deed Tax	
2. Reg. Fee	5.00
3. Notary Fee	3.00
4. Recording Fee	1.00
5. Other Fees	1.00
Total	10.00