

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Dorothy M. Collins

(Address) 1127 Thompson Road Highway 264
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100ths

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

John Edward Zuga, Jr., husband, and Rhonda G. Zuga, his wife
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dorothy M. Collins, a single ~~individual~~ woman

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

Lot 9, Block 3, according to the survey of Southwind, First Sector, as
recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabaa.

Situated in Shelby County, Alabama.

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

\$71,900.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

Inst # 1992-14214

07/16/1992-14214
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 14.65

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 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 hands(s) and seal(s), this 10th
day of July, 1992.

(Seal)

(Seal)

(Seal)

John Edward Zuga, Jr. (Seal)

Rhonda G. Zuga (Seal)

(Seal)

STATE OF ALABAMA

Madison COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that John Edward Zuga, Jr. and Rhonda G. Zuga
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 30 day of June, A. D., 1992

Carolyn P. Hall

Notary Public.