

9.50

This form furnished by:

Cahaba Title, Inc.

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P.O. Box 119
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Richard E. Collum
(Address) 13020 Hwy 25
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA } **MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, HEREWITH.

That in consideration of TWENTY-TWO THOUSAND, FIVE HUNDRED AND 00/100, (\$22,500.00)----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
TAMMY LYNN BARNES, an unmarried woman

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

RICHARD E. COLLUM

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

A part of Lot 16, Caleriana Farms, as recorded in Map Book 3 page 12, Shelby County Probate Office, more particularly described as follows: From the Northeast corner of Lot 21 in said subdivision, run North 69 deg. 12 min. 49 sec. East 537.213 feet to a point on the northerly right of way line of Alabama Highway 25 and the beginning point of subject lot; from said point, run along said right of way line North 78 deg. 08 min. 09 sec. East 165 feet; thence run North 267.058 feet; thence run West 165 feet; thence run South 00 deg. 40 min. 15 sec. East 301.001 feet back to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 121 page 464, Deed Book 80 Page 195 and Deed Book 188 page 59 in Probate Office.

Right(s)-of-Way(s) granted to Southern Railroad by instrument(s) recorded in Map Book 3 Page 12 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Location of Alabama Power Company easement as shown on Map Book 3 page 12.

Mislocation of fence and location of gravel drives as shown on survey of J. S. Pilkington dated September 23, 1993.

TAMMY LYNN BARNES IS THE SURVIVING GRANTEE OF DEED RECORDED AS INSTRUMENT NO. 1993-05804 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, MICHAEL WAYNE BARNES HAVING DIED ON OR ABOUT THE 28TH DAY OF FEBRUARY, 1993.

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 7th day of October, 19 93

(Seal) Tammy Lynn Barnes (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY County } General Acknowledgment

I, the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that TAMMY LYNN BARNES

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 7th day of October, 19 93

COMMISSION EXPIRES JAN 23, 1994

My Commission Expires:

Letty Collins
Notary Public

10/08/1993-31369
03:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS 8.50

Inst # 1993-31369