

GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

Know All Men by These Presents, that in consideration of TWO HUNDRED TWENTY-FIVE THOUSAND and No/100's (\$225,000.00) DOLLARS by the grantees herein, the receipt whereof is acknowledged, We, JIM A. TANT and wife, JANIS R. TANT (hereinafter grantors), do grant, bargain, sell and convey unto R. SCOTT COLLINS and CAROLINE B. COLLINS, (grantees), as joint tenants with right of survivorship, all our interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

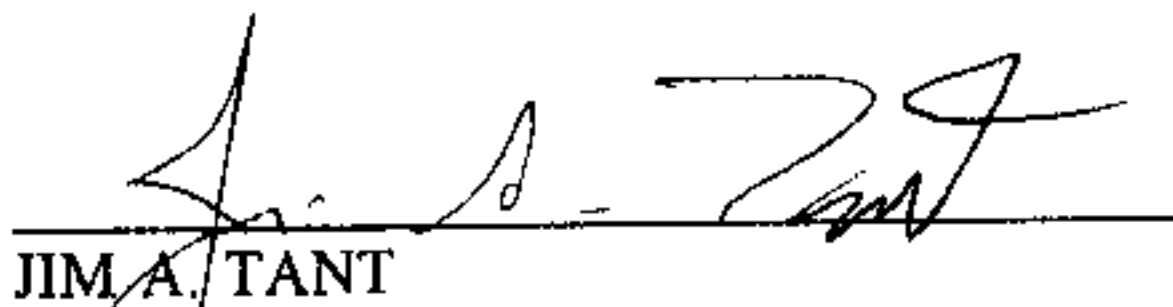
Lot 44-A, according to a Resurvey of Lots 40, 41, 42, 43, 44 and 45 of Heatherwood, 3rd Sector, as recorded in Map Book 9, Page 54, in the Probate Office of Shelby County, Alabama.

\$100,000.00 of the purchase price is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mineral and mining rights are not warranted. 1994 taxes are currently a lien but are not yet due and payable.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hand and seal, this 20th day of July, 1994.


JIM A. TANT


JANIS R. TANT


Inst # 1994-23088

07/22/1994-23088
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 133.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that JIM A. TANT and JANIS R. TANT, 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 20th day of July, 1994.


Notary Public
Commission Expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle #212, Birmingham, AL. 35223.

Send tax notice to: R. Scott Collins, 160 Oakmont Road, Birmingham, AL. 35244

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