

THIS INSTRUMENT PREPARED BY:  
Sharon Kepler  
10125 Crosstown Circle  
Eden Prairie, MN 55344

SEND TAX NOTICE TO:  
Robert I. Collins  
17 Nevinshire Place  
Birmingham, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA,  
Jefferson, COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty Five Thousand & 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Jeffrey Bodkins and Sue Ann Bodkins, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Robert I. Collins and Stacy R. Collins, as joint tenants with right of survivorship (herein referred to as GRANTEE(S), their heirs and assigns, the following described Real Estate, situated in the County of Jefferson, and State of Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF NEVINSHIRE VILLAGE, AS RECORDED IN MAP BOOK 11, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$120,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do their covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand s and seal s, this 14th day of October, 1994.

WITNESS:

Tracy W. Peelle  
William P. Clayton

Jeffrey Bodkins (L. S.)  
Jeffrey Bodkins (L. S.)  
Sue Ann Bodkins (L. S.)  
Sue Ann Bodkins (L. S.)

THE STATE OF ALABAMA,  
Jefferson, COUNTY.

I, Low Gosney, a Notary Public in and for said State North Carolina hereby certify that Jeffrey Bodkins and Sue Ann Bodkins, husband and wife whose name S 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 have executed the same voluntarily on the same bears date.

Given under my hand and official seal this 14 day of Oct, 1994.

NOTARY PUBLIC  
GUILFORD COUNTY, NC  
COMMISSION EXPIRES NOV. 21, 1996

Low Gosney Notary Public

FOR RECORDING ONLY

Inst # 1994-32361

10/28/1994-32361  
12:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 43.50

Inst # 1994-32361