

This instrument was prepared by  
(Name) Martin, Drummond, Woosley & Palmer, P.C. Send Tax Notice To: Keith D. Broach  
2204 Lakeshore Drive, Suite 130 name  
(Address) Birmingham, Alabama 35209 2655 North Chandalar  
address  
Pelham, Alabama 35124  
WARRANTY DEED-

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighteen Thousand Dollars and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Joseph D. McCollum and Karen McCollum, Husband and Wife

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

Keith D. Broach, a single individual

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

Lot 28, according to the Survey of Chanda Terrace, Third Sector, as recorded in  
Map Book 10, Page 97, in the Probate Office of Shelby County, Alabama.

\$ 94,400.00 of the above recited purchase price was paid from a mortgage  
loan closed simultaneously herewith.

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

Inst # 1995-07371

03/22/1995-07371  
10:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 32.50

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 20th  
day of March, 1995.

(Seal)

Joseph D. McCollum (Seal)

(Seal)

Karen McCollum (Seal)  
Karen McCollum

(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State,  
hereby certify that Joseph D. McCollum and Karen McCollum, Husband and Wife,  
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 March, A. D. 1995.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: May 6, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Hubert E. Rawson, Jr. Notary Public