

This instrument was prepared by

Send Tax Notice To: George A. Collins
Betsy P. Collins
name

(Name) Clayton T. Sweeney, Attorney at Law
2700 Hwy 280E, Suite 290E
(Address) Birmingham, AL 35223

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Ten Thousand Dollars and No/100's DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Churacre, a Alabama General Partnership and Lynn T. Church, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

George A. Collins and Betsy P. Collins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.

Existing covenants and restrictions, easements, building lines and limitations of record.

The above described property does not constitute the homestead of the grantor nor his/her spouse.

Inst # 1996-01101

01/12/1996-01101
08:29 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that unless the joint tenancy is created or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 their hand(s) and seal(s), this 14th day of September, 1995.

WITNESS:

(Seal)
(Seal)
(Seal)

Lynn T. Church (Seal)
Churacre, an Alabama General Partnership (Seal)
by: Greg A. Church, General Partner (Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Lynn T. Church whose name 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 14th day of September, A.D. 1995

My commission expires: 5/29/99

Notary Public

State of Alabama)
County of Jefferson)

I the undersigned, a Notary Public in and for said County and for said State, hereby certify that Greg A. Church, whose name as General Partner, of Churacre, an Alabama General Partnership, 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, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal of office this the 14th day of September, 1995.



NOTARY PUBLIC

My commission expires: 5/29/99

EXHIBIT "A" to Collins deed and mortgage

A parcel of land in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the true NW corner of the SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence South along the West boundary of said SW 1/4 of NE 1/4 a distance of 1320.55 feet to the SW corner thereof; thence continue along said course a distance of 1320.55 feet to the true SW corner of the NW 1/4 of SE 1/4 of said Section 23; thence turn 89 deg. 39 min. 34 sec. left and run 400.65 feet along the true South boundary of said NW 1/4 of SE 1/4 to a point on the Northerly boundary of a 60 foot easement for ingress and egress; thence turn 45 deg. 10 min. 49 sec. left and run 381.30 feet along said easement boundary; thence turn 45 deg. 18 min. 41 sec. left and run 2361.81 feet to a point on the true North boundary of the SW 1/4 of NE 1/4 of said Section 23; thence turn 88 deg. 44 min. 41 sec. left and run 664.91 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

ALSO: a 60 foot wide access easement situated in Sections 23 and 26, Township 19 South, Range 1 West, the center line of which is described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1, West and run south along the east line of said Quarter-Quarter a distance of 416.60 feet to the northern right of way of old Highway 280; thence turn an angle to the right of 268 degrees 28 minutes 00 seconds and run westerly along said right of way a distance of 847.60 feet; thence turn an angle to the right of 271 degrees 31 minutes 44 seconds and run 300.0 feet; thence turn an angle to the right of 180 degrees 13 minutes 57 seconds and run 299.95 feet; thence turn an angle to the right of 187 degrees 58 minutes 17 seconds and run 202.40 feet; thence turn an angle to the right of 171 degrees 47 minutes 00 seconds and run 157.85 feet; thence turn an angle to the right of 220 degrees 03 minutes 42 seconds and run 130.92 feet; thence turn an angle to the right of 191 degrees 20 minutes 55 seconds and run 374.05 feet; thence turn an angle to the right of 174 degrees 34 minutes 10 seconds and run 332.38 feet; thence turn an angle to the right of 184 degrees 53 minutes 33 seconds and run 179.76 feet; thence turn an angle to the right of 121 degrees 47 minutes 17 seconds and run 121.73 feet to the point of beginning; thence continue same course 148.90 feet; thence turn an angle to the right of 182 degrees 28 minutes 27 seconds and run 194.43 feet; thence turn an angle to the right of 210 degrees 39 minutes 45 seconds and run 637.41 feet; thence turn an angle to the right of 193 degrees 16 minutes 05 seconds and run 352.04 feet; thence turn an angle to the right of 188 degrees 06 minutes 38 seconds and run 399.77 feet to the end of said 60 easement.

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