

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Norman L. Collum

(Address) P. O. Box 43334, Birmingham, Al. 35243

Form 1-1-87 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen thousand eight hundred seventy five and 17/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jean C. Collum, a married woman

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

Peggy J. Herman

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

See attached Exhibit "A" for complete legal description of property being conveyed.

This conveyance is subject to easements and restrictions of record.

THE PROPERTY BEING CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

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08/09/1996-25806
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 31.00

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 24th day of July, 1996.

_____(Seal)

Jean C. Collum (Seal)
Jean C. Collum

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean C. Collum, a married woman 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 24th day of July, A. D., 1996.

Sharon L. Berghel
Notary Public.

EXHIBIT "A"

Lot 97, as shown on Map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the North right of way line of 2nd Avenue and the westerly right of way line of Fallon Avenue, said right of way line as shown on the Map of the Dedication of the Streets and Easement, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd avenue for 75.00 feet; thence 89 deg. 35 min. right and run northeasterly for 109.53 feet; thence 91 deg. 24 min 30 sec. Right run southeasterly for 75 feet to a point on the westerly right of way line of Fallon Avenue; thence southwesterly along said right of way line of Fallon Avenue for 109.54 feet to a point of beginning.

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