

SEND TAX NOTICE TO:

(Name) Jean C. Collum

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

This instrument was prepared by

(Name) Jean C. Collum

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

Form 1-1-27 Rev. 1-64

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 five hundred and no/100 Dollars (\$19,500.00)

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

Marie Gaspard Boutwell, a married woman

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

Jean C. Collum

(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.

This property does not constitute the homestead of the grantor nor the homestead of the grantor's spouse.

Marie Gaspard Boutwell is one and the same person as Marie Gaspard the grantee in that certain deed recorded in Real Volume 093, Page 394, in the Probate Office of Shelby County, Alabama

Inst # 1996-25810

08/09/1996-25810
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.50

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 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 8th
day of June, 1996.

(Seal)

Marie Gaspard Boutwell (Seal)
Marie Gaspard Boutwell

(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 Marie Gaspard Boutwell, 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 8th day of June, A. D. 1996

Sharon E. Garfield
Notary Public.

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EXHIBIT "A"

Beginning at a point on the East 40 foot right-of-way line of the L & N Railroad Company, being marked by an iron pipe (said point being the Northwest corner of the Alfred McClanahan lot; thence run North 23 deg. 54 min. West along the said East 40 foot right-of-way line of L & N Railroad a distance of 482.34 feet to a point; thence turn an angle of 90 deg. to the right and run North 86 deg. 06 min. East a distance of 135.02 feet to a point on the Southwest 40 foot right-of-way line of Columbiana-Shelby Road; thence turn an angle of 93 deg. 34 min. to the right and run South 20 deg. 20 min. East along said right-of-way line a distance of 94.81 feet to a point; thence turn an angle of 1 deg. 12 min to the left and run South 21 deg. 32 min. East along said right-of-way line a distance of 427.18 feet to a point; thence turn an angle of 107 deg. 47 min. to the right and run in a Northwesterly direction a distance of 118.47 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SW 1/4, Section 36, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

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