

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Larry Collins

1033 Southlake Cove
Hunter AL 35244

50000

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned grantors, G. P. Collins and wife, Clara Collins ("Grantors"), by Larry Collins ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, (the "Premises"), to-wit:

Lot 7, according to the Survey of South Lake Cove residential subdivision as recorded in Map Book 12, at Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights not owned by Grantor; (3) Notice of Permitted Land Uses as recorded in Book 160, at Page 492, in the Probate Office of Shelby County, Alabama; (4) Public Utility easements as shown by recorded plat, including a 7.5 foot easement on the Southeast corner of Lot as shown by plat; (5) Restrictions, covenants and conditions as set out in instrument recorded in Real 160, at Page 495 in the Probate Office of Shelby County, Alabama; (6) Right-of-Way granted to Alabama Power Company by instrument recorded in Real 230, at Page 795, in the Probate Office of Shelby County, Alabama; (7) Agreement with Alabama Power Company as to underground cables recorded in Real 215, at Page 504, and covenants pertaining thereto recorded in Real 215, at Page 521, in the Probate Office of Shelby County, Alabama; (8) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, at Page 104, in the Probate Office of Shelby County, Alabama; (9) Rights of riparian owners in and to the use of said Rutherford Lake; (10) No usable building space to be constructed on an elevation lower than 2 feet above the 100 year flood elevation of lake; (11) Access to Lots 1 thru 20 shall be restricted to Southlake Cove, as shown by Map Book 12, at Page 98, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And Grantors do for their themselves, their heirs and assigns, covenant with Grantee, his heirs and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 1996-34322

10/15/1996-34322
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50

Inst # 1996-34322

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 14th
day of October, 1996.

WITNESSES:

Ann P. Marshall

G. P. Collins
G. P. Collins

Ann P. Marshall

Clara Collins
Clara Collins

The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

Larry Collins
Larry Collins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. P. Collins and wife, Clara Collins, 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 seal this 14th day of October, 1996.

Ann P. Marshall
Notary Public

My Commission Expires: 3/13/99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Collins, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of October, 1996.

Ann P. Marshall
Notary Public

My Commission Expires: 3/13/99

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