

06,000.00

STATE OF ALABAMA \*\*  
SHELBY COUNTY \*\*

WARRANTY DEED

Inst. 6-1997-13180

This Indenture is made and entered into by and between LARRY GLENN COLVIN, and wife, JOANN COLVIN hereinafter referred to as Grantor, and JASON C. CALHOUN, a single man whose address is 2321 Tahiti Lane, Alabaster, Alabama 35007, hereinafter referred to as Grantee,

WITNESSETH

That Grantor, for and in consideration of the sum of ten and no/100 Dollars to Grantor cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has bargained and sold, and does by these presents grant, bargain, sell and convey unto Grantee and unto the heirs, successors and assigns of Grantee, in fee simple forever, the following described real estate, lying and being situated in Shelby County, Alabama to wit:

Lot 38, in Block 1, according to the Survey of Southwind, Second Sector, as recorded in Map Book 6 page 106, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Simultaneously with the delivery of this deed grantees herein have executed a purchase money mortgage in the amount of \$103,477.00 to Liberty Mortgage Corporation to secure an amount borrowed to finance the purchase of the above described property.

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SHELBY COUNTY JUDGE OF PROBATE  
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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold unto the said Grantee, and unto the heirs, successors and assigns of Grantee, in fee simple forever.

And Grantor covenants and agrees with Grantee that Grantor is lawfully seized of an indefeasible estate in fee simple in and to the real property herein conveyed; that Grantor has good right to sell and convey same; that said real estate is free from all encumbrance, and Grantor does warrant and will forever defend the title thereto against the lawful claims and

demands of all persons or parties whomsoever, except for taxes for the current year and any easements, restrictions or reservations of record or visible, encumbrances, mineral rights heretofore conveyed, excepted or reserved, and any outstanding rights of redemption.

Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Given under my hand and seal on this the 29<sup>th</sup> day of April, 1997.

Larry Glenn Colvin (L.S.)  
LARRY GLENN COLVIN  
JoAnn Colvin (L.S.)  
JOANN COLVIN

STATE OF ALABAMA \*\*  
  \*\*  
COUNTY OF SHELBY \*\*

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Larry Glenn Colvin and wife, JoAnn Colvin, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed same voluntarily on the day it bears date.

Given under my hand and seal on this the 29<sup>th</sup> day of April, 1997.

Cynthia D. Hill  
NOTARY PUBLIC

This Instrument Was Prepared By:  
Cindy M. Calhoun  
516 Quintard Avenue  
Anniston, Alabama 36201

MY COMMISSION EXPIRES 01/01/99

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