

SEND TAX NOTICE TO:

(Name) Martin Larry Collins
(Address) 1033 Southlake Ave.
Bla, AL 35244

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Thousand and 00/100-- (\$100,000.00) DOLLARS

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

G.P. Collins and wife, Clara Collins

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Collins and Mable 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:

Lot 7, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

Inst # 1997-27600

08/28/1997-27600
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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 OUR hand(s) and seal(s), this 2nd

day of July, 1997.

WITNESS:

(Seal) G.P. Collins (Seal)
(Seal) G.P. Collins (Seal)
(Seal) Clara Collins (Seal)
Clara Collins

STATE OF ALABAMA
JEFFERSON

COUNTY

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 name is 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 official seal this 2nd day of July, A.D. 1997

Notary Public

Inst # 1997-27600