

Send Tax Notice To: Gregory N. Collins
400 Keystone Court
Pelham, Alabama 35124

96001-8661 • 1501

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED THIRTY-EIGHT THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$ 138,850.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto GREGORY N. COLLINS, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", HERETO ATTACHED AND MADE A PART HEREOF THE SAME AS IF FULLY SET OUT HEREIN.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

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

The purchase price of this loan was paid from the proceeds of a mortgage recorded simultaneously herewith. And I do for myself and for my heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of March, 1998.

Sherman Holland, Jr. (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., 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

Regions P.O. Box 10247

03/23/1998-1009
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SHELBY COUNTY JUDGE OF PROBATE
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the day the same bears date.

Given under my hand and official seal this 19th day of March,
1998.



Notary Public 2 19 98

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

EXHIBIT "A"

Inst # 1998-10096

Lot 2, and part of Lot 1, Keystone Commercial Complex as recorded in Map Book 21, Page 62, in the Office of the Judge of Probate, City of Pelham, Shelby County, Alabama, located in the SW ¼ of the SW ¼ of Section 24, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the NW corner of said Lot 2; thence S 89 degrees 56' 35" East along the North boundary line of said Lots 1 and 2 a distance of 175.02 feet; thence South 0 degrees 05' 17" West a distance of 175.54 feet to a point on the northerly Right of Way line of Keystone Court, said point also lying on a curve to the left having a radius of 50.0 feet, a central angle of 100 degrees 55' 54" and subtended by a chord which bears South 43 degrees 40' 39" West a distance of 77.12 feet; thence along the arc of said curve and said right of way line a distance of 88.08 feet; thence leaving said Right of Way line, N 90 degrees 00' 00" West along the Southerly boundary line of said Lot 2 a distance of 121.84 feet to a point on the Easterly right of way line of a 100 foot CSX Transportation Railroad Right of Way; thence North 0 degrees 05' 17" East along said right of way line and along the West boundary line of said Lot 2 for a distance of 231.49 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
7. Taxes or special assessments which are not shown as existing liens by public records.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
9. The mortgage, if any, referred to in Schedule A. (This exception does NOT apply to Loan Policies.)
10. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 303, Page 226.
12. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 204; Deed Book 170, Page 245, and Deed Book 172, Page 426.
13. Right of Way to Shelby County as recorded in Deed Book 167, Page 357.
14. Easement as shown on recorded map.

Inst # 1998-10096

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