

This instrument was prepared by
Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: ROBERT T. MCCOLLUM
(Name)

(Address) 1129 1st St. N.
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SIXTY-FIVE THOUSAND and 00/100-----(\$65,000.00)-----DOLLARS

That in consideration of

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

JAMES H. WALTERS, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ROBERT T. MCCOLLUM

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 21 South, Range 3 West; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 628.22 feet; thence turn an angle to the right of 85 degrees 57 minutes 14 seconds and run South for 633.09 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 595.90 feet; thence turn an angle to the right of 91 degrees 31 minutes 44 seconds and run West for 641.00 feet; thence turn an angle to the right of 89 degrees 06 minutes 54 seconds and run North for 595.76 feet; thence turn an angle to the right of 90 degrees 53 minutes 06 seconds and run East for 634.31 feet to the point of beginning. ALSO, an easement for ingress and egress running 100 feet deep upon the Easternmost property line of the above described property, for ingress, egress, and utilities and from said point, proceed Southerly, and then Easterly, along an existing dirt or chert road to the point at which same makes connection with Country Hills Drive, consisting of 60 feet in uniform width, situated in Shelby County, Alabama..

According to the survey of Steven H. Gay, dated March 7, 1997.

SUBJECT TO:

-Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not due and payable until October 1, 1998.

-Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

-Transmission line permits to Alabama Power Company as recorded in Real Record 1, Page 336; and Real record 32, Page 915, in Probate Office.

-Rights of other parties in and to the use of the easement described herein.

-PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE AND GRANTEE'S SPOUSE, DEBORAH E. MCCOLLUM, ON EVEN DATE HERewith, IN FAVOR OF JAMES H. WALTERS, IN THE SUM OF \$50,000.00.

-THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, upless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of AUGUST, 19 98

(Seal)

(Seal)

(Seal)


JAMES H. WALTERS
08/12/1998-31166
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

001 MEL 23.50

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that JAMES H. WALTERS

a Notary Public in and for said County,

whose name(s) 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 official seal, this 10th day of AUGUST 19 98

My Commission Expires: 9/13/2001

Notary Public

Inst # 1998-31166