

SEND TAX NOTICE TO:

(Name) Jean C. Collum
102 Big Oak Circle
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
 (Address) Pelham, AL 35124

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Ninety-Three Thousand and no/100----- DOLLARS

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

Ethel Mae Lankford, a single person
 (herein referred to as grantor) do grant, bargain, sell and convey unto
Jean C. Collum and Jack Collum

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 154,400.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Ethel Mae Lankford is the surviving grantee of deed recorded in Inst. #1995-33423. The other grantee, John Lankford, having died on or about the 9th day of October, 1997.

Inst # 1998-31502
 08/14/1998-31502
 09:02 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 CRH 50.00

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, I have hereunto set my hand(s) and seal(s), this 30th day of July, 19 98.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Ethel Mae Lankford
 Ethel Mae Lankford

 (Seal)

 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ethel Mae Lankford, a single person 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, A.D., 19 98

879-98
[Signature]
 Notary Public

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of the SW 1/4 of section 15, township 21 south, range 3 west, situated in Shelby County, Alabama, described as follows:

Commence at the northwest corner of the NW 1/4 of the SW 1/4 of section 15, and go north 89 Deg. 43 Min. 56 Sec. East along the North Boundary of said 1/4-1/4 section for 820.00 feet to the point of beginning; thence continue along previous course for 210.02 feet; thence south 16 deg. 14 min. 52 sec. west for 658.83 feet to the north boundary of red oak drive; thence south 89 deg. 45 min. 15 sec. west along said north boundary for 212.00 feet; thence north 16 deg. 24 min. 54 sec. east for 659.32 feet to the point of beginning.

E. M. L.

Inst # 1998-31502

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