

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

K. Michael Anderson

(Address)

977 Main Street

Montevallo AL 35115

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of EIGHTY FIVE THOUSAND and 00/100-----(\$85,000.00)-----DOLLARS

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

ROBERT T. MCCOLLUM, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

K. MICHAEL ANDERSON

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH  
FULLY SET OUT HEREIN.

Inst # 1999-08658

03/02/1999-08658  
01:31 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 1998 11.00

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, unless 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 \_\_\_\_\_  
day of FEBRUARY, 19 99

(Seal)

*Robert T. McCollum*  
ROBERT T. MCCOLLUM

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

**SHELBY**

**County**

**General Acknowledgment**

I, the undersigned authority  
in said State, hereby certify that ROBERT T. MCCOLLUM

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 24th day of FEBRUARY 19 99

My Commission Expires: 9/13/2001

*MA*  
Notary Public

EXHIBIT "A"

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.

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

SUBJECT TO:

- Taxes for 1999 and subsequent years.
- 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.

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY  
MORTGAGORS IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF  
\$86,247.95

Dated:

02/24/99

Robert T. McCollum  
ROBERT T. MCCOLLUM

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