

Send Tax Notice To: Walter B. & Meredith M. Collins  
718 Riverchase Trail  
B'ham, AL 35244

This Instrument Was Prepared By:  
Robert B. Stewart, Esquire  
1500 Urban Center Drive, Suite 450  
Birmingham, Alabama 35242

Inst # 1999-23546

STATE OF ALABAMA )  
SHELBY COUNTY )

06/04/1999-23546  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 14.50

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That for good and valuable consideration to the undersigned Werth Realty, Inc. and Multi-Vest, Inc. (the "Grantors"), in hand paid by Walter B. Collins and Meredith M. Collins, receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto Walter B. Collins and Meredith M. Collins (the "Grantees") as joint tenants, with right of survivorship, the real estate situated in Shelby County, Alabama, described as follows; to wit:

Lot 225, according to the Survey of Bent River Commons, 2<sup>nd</sup> Sector,  
as recorded in Map Book 25, Page 25, in the Office of the Judge of  
Probate of Shelby County, Alabama.

Subject to:

1. Current real property taxes;
2. Zoning and other governmental restrictions;
3. All covenants, conditions, restrictions, easements, rights-of-way and other matters of record;
4. Any mineral and/or mining rights not owned by Grantors and any rights or easements in connection therewith.

TO HAVE AND TO HOLD, all and singular, the premises aforementioned unto said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives 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) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

And the Grantors do for themselves, their successors, representatives and assigns covenant with the Grantees, their heirs, personal representatives and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors, representatives and assigns shall, warrant and defend the same to the Grantees, their heirs, personal representative and assigns forever, against the lawful claims of all persons.

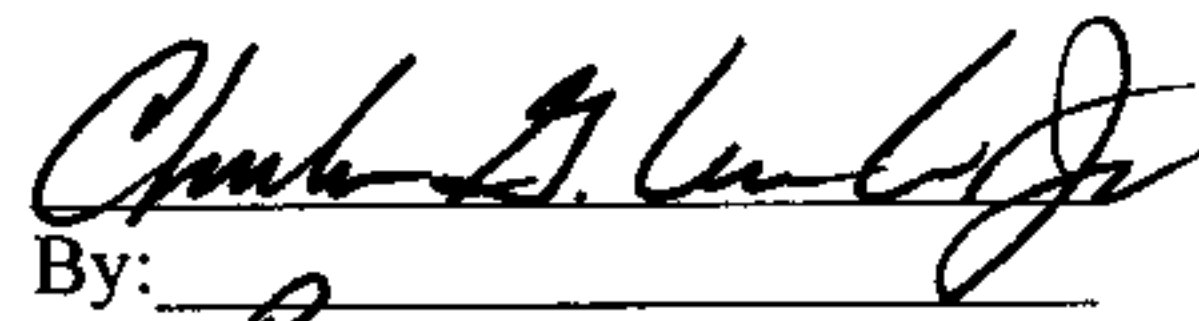
IN WITNESS WHEREOF, Grantors, by their duly authorized officers, have duly executed this deed under their seals on this 8 day of April, 1999.

**GRANTORS:**

Werth Realty, Inc.

  
By: \_\_\_\_\_  
Its: President

Multi-Vest, Inc.

  
By: \_\_\_\_\_  
Its: Pres.

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Robert C. Barnett, whose name as President of Werth Realty, Inc. is signed to the above and foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority on behalf of Werth Realty, Inc., executed the same voluntarily for and as the act of said corporation on the day same bears date.

Given under my hand and seal this 8th day of April, 1999.

Jan B. Richardson  
Notary Public  
My commission expires: 3/13/2000

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Charles B. Kessler, Jr., whose name as President of Multi-Vest, Inc. is signed to the above and foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority on behalf of Multi-Vest, Inc., executed the same voluntarily for and as the act of said corporation on the day same bears date.

Given under my hand and seal this 8th day of April, 1999.

Jan B. Richardson  
Notary Public  
My commission expires: 3/13/2000

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