

This instrument was prepared by

Send Tax Notice To:

James L. Collett

5246 Roy Drive

name Helena, Al. 35080

address

(Name) Patricia K. Martin, PC

(Address) 2090 Columbiana Rd.
Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Sixty thousand and no/100 (\$60,000.00) DOLLARS

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

William Louis Reynolds and his wife Naomi C. Reynolds

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jamie L. Collett and Celena L. Collett

(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 attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$ 75,692.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 2000-00455

01/05/2000-00455
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

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, we have hereunto set our hand(s) and seal(s), this 27 day of December, 19 99

WITNESS:

(Seal)

William Louis Reynolds
Naomi C. Reynolds
NAOMI C. REYNOLDS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

the undersigned

, a Notary Public in and for said County, in said State, hereby certify that William Louis Reynolds and his wife Naomi C. Reynolds

whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of December A. D. 19 99

Patricia K. Martin

Notary Public

PRECISION PRINTING 401-644-1100

EXHIBIT A

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West; thence run South along the east line thereof for 115.40 feet to the Point of Beginning; thence 59 degrees 55 minutes 44 seconds left run Southeasterly 17.51 feet; thence 61 degrees 33 minutes 57 seconds right run Southerly 173.52 feet to the northerly R/W of Roy Drive; thence 96 degrees 45 minutes 42 seconds right run Westerly along said R/W for 83.71 feet to a curve to the right (having a radius of 150.00 feet and a central angle to 37 degrees 17 minutes 39 seconds); thence run Northeasterly along said curve for 97.64 feet; thence continue along said R/W and tangent to said curve for 38.85 feet; thence 87 degrees 00 minutes 38 seconds right run Northeasterly for 172.07 feet; thence 91 degrees 09 minutes 06 seconds right run Southeasterly for 94.81 feet; thence 133 degrees 52 minutes 38 seconds left run Northerly 37.95 feet to the Point of Beginning.

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