

WARRANTY DEED

THE STATE OF Alabama }  
COUNTY OF Shelby }

THIS WARRANTY DEED, made and entered into on this, the 19th day of May, 2001, by and between John R. Collins, III and Kathy C. Collins, husband and wife, as party\_\_ of the first part, and Timothy J. Tuttle and Cathy M. Tuttle

as part y of the second part;

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do \_\_ by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

\$ 14,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 70, according to the Survey of Summer Brook, Sector 4, as recorded in Map Book 21, page 104, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, easements and restrictions of record.


TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

\$ 111,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part y of the first part hereby covenant s with and represent s unto the said part y of the second part, their heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2001 which are due and payable October 1, 2001 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part y of the first part have hereunto set their hand s and seal s on the day and year first above written.

 John R. Collins, III (Seal)  
John R. Collins, III


 Kathy C. Collins (Seal)  
Kathy C. Collins

07/10/2001-28528  
09:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 28.00

THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John R. Collins, III  
married to Kathy C. Collins (fill in marital status) 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.


GIVEN under my hand and seal this the 19th day of May, 2001.

 (Seal)  
Notary Public Alethea S. Gilmore  
My Commission Expires 11/30/02

THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy C. Collins  
married to John R. Collins, III (fill in marital status) 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 19th day of May, 2001.

 (Seal)  
Notary Public Alethea S. Gilmore  
My Commission Expires 11/30/02

Prepared by: Chad Nice, (952) 941-0280, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

Inst # 2001-28528

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