

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL B. COLLINGS
150 CALUMET DRIVE
BIRMINGHAM, AL. 35242

Inst # 2002-00768

01/04/2002-00768
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
22.50
002 MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED and 00/100 (\$161,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TINA C. CRAWFORD and HUSBAND, JAMES ERIC GRAHAM (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL B. COLLINGS and MICHELLE COLLINGS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF CALUMET MEADOW, AS RECORDED IN MAP BOOK 21, PAGE 112 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 20 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP.
3. 20 FOOT EASEMENT REAR AND 10 FOOT UNDISTURBED BUFFER REAR AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. NOTE: MAP BOOK 21, PAGE 112 SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS-THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN ARA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREET ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY".

6. DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #1996-30329, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 109, PAGE 502 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA RECORDED IN VOLUME 135, PAGE 126 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$153,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, TINA C. CRAWFORD and HUSBAND, JAMES ERIC GRAHAM, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of December, 2001.


TINA C. CRAWFORD


JAMES ERIC GRAHAM

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TINA C. CRAWFORD and HUSBAND, JAMES ERIC GRAHAM, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of December, 2001.



Notary Public

My commission expires: 9.29.02

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