



Send Tax Notice To:
Clifton T. Collier
4912 Manona Circle
Birmingham, Alabama 35244
PID# 105160004016000

WARRANTY DEED

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **One Hundred Sixty-Six Thousand Five Hundred and 00/100 (\$166,500.00)** Dollars, in hand paid by

Clifton T. Collier and Peggy J. Collier

hereinafter referred to as **GRANTEE** (whether one or more), to the undersigned,

Brenda S. Garner, a married woman acting by and through her/his Attorney-in-Fact, Jerry W. Garner, pursuant to that certain Power of Attorney dated the **28th of January, 2003** and filed of record in/as Instrument No 20030204000066890 in the Probate Office of the Judge of Probate of **Shelby County, Alabama**, and **Jerry W. Garner, her husband**, hereinafter collectively referred to as **GRANTOR** (whether one or more), who does hereby grant, bargain, sell and convey unto said Grantees, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 5, Block 1, according to the Survey of Indian Valley, 4th Sector, as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2003 and subsequent years not yet due and payable.

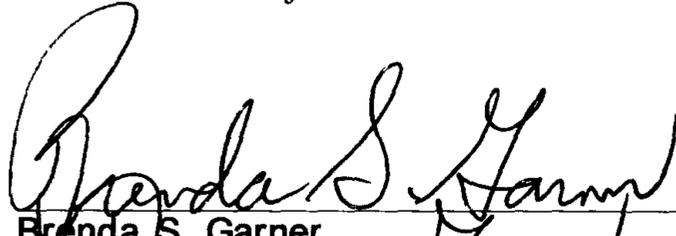
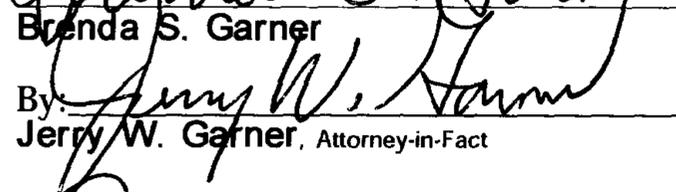
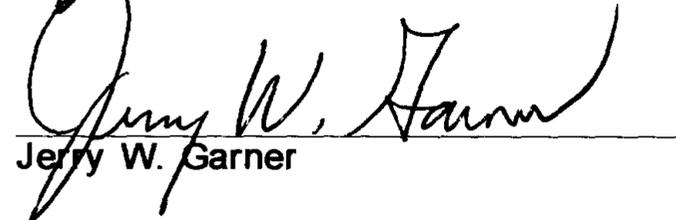
Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular the rights and priviledges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our successors and assigns covenant with said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our successors and assigns 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.

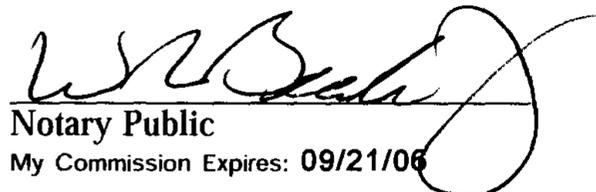
IN WITNESS WHEREOF, we have hereunto set my hand and seal this 30th day of January, 2003.


Brenda S. Garner
By: 
Jerry W. Garner, Attorney-in-Fact

Jerry W. Garner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brenda S. Garner** whose name has been signed to the foregoing conveyance by **Jerry W. Garner**, as his/her Attorney-in-Fact, pursuant to the aforesaid Durable Special Power of Attorney, and said Attorney being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, that he/she, in her/his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily as the act of the Principal on the day the same bears date.

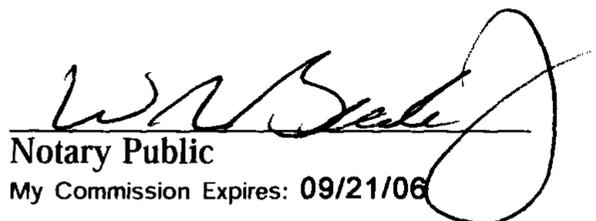
Given under my hand and official seal, this 30th day of January, 2003.


Notary Public
My Commission Expires: 09/21/06

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry W. Garner**, who 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, that he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of January, 2003.


Notary Public
My Commission Expires: 09/21/06

This Instrument Prepared By:
W. Russell Beals, Jr., Attorney at Law
4898 Valleydale Road, #B-3
Birmingham, Alabama 35242