

This instrument was prepared by  
Mitchell A. Spears  
Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115-0091

205/665-5102  
205/665-5076

Send Tax Notice to: Clarence S. Collins, Jr.  
(Name) and Debra A. Collins  
(Address) 26869 Highway 145  
Wilsonville, AL 35186

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE HUNDRED THIRTY-SIX THOUSAND, SIX HUNDRED DOLLARS AND 00/100 (\$336,600.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**TROY L. LAWLEY, also known as TROY LAWLEY, and wife, MYRTLE LYNN LAWLEY**

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

**CLARENCE S. COLLINS, JR., and wife, DEBRA A. COLLINS**

  
20030616000374480 Pg 1/2 29.00  
Shelby Cnty Judge of Probate, AL  
06/16/2003 10:08:00 FILED/CERTIFIED

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**PARCEL I:**

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 04 seconds East along the West line of said quarter-quarter a distance of 410.38 feet to a point; thence run South 89 degrees 25 minutes 34 seconds East a distance of 602.35 feet to a point on the West margin of Alabama Highway No. 119; thence run South 02 degrees 06 minutes 34 seconds East along said margin a distance of 430.0 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 10.27 feet to a set rebar corner; thence run South 05 degrees 24 minutes 34 seconds along said margin of said highway a distance of 189.73 feet to a set rebar corner; thence run North 88 degrees 36 minutes 40 seconds West a distance of 210.08 feet to a found pipe corner; thence run North 05 degrees 18 minutes 39 seconds West a distance of 197.00 feet to a set rebar corner; thence run South 89 degrees 25 minutes 29 seconds East a distance of 210.01 feet to the point of beginning.

**PARCEL II:**

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 04 seconds East along the West line of said quarter-quarter a distance of 410.38 feet to a point; thence run South 89 degrees 25 minutes 34 seconds East a distance of 602.35 feet to a point on the West margin of Alabama highway No. 119; thence run South 02 degrees 06 minutes 34 seconds East along said margin of said highway a distance of 330.00 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 100.00 feet to a set rebar corner; thence run North 89 degrees 25 minutes 29 seconds West a distance of 210.01 feet to a set rebar corner; thence run North 02 degrees 00 minutes 37 seconds West a distance of 100.42 feet to a found rebar corner; thence run South 89 degrees 18 minutes 29 seconds East a distance of 209.85 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated March 27, 2003.

**SUBJECT TO:**

- Taxes for 2003 and subsequent years. 2003 ad valorem taxes are a lien but not due and payable until October 1, 2003.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 101, page 78; Deed Book 150, Page 378 and Deed Book 166, Page 153.
- Easements to Plantation Pipe Line Company as recorded in Deed Book 112, page 383 and Deed Book 112, Page 588, if same crosses caption lands.
- Right of way to Shelby County recorded in Deed Book 293, Page 325.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED ON EVEN DATE HERewith, BY GRANTEES HEREIN, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$321,600.00.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.  
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 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 13<sup>th</sup> day of June, 2003.

Troy L. Lawley  
TROY L. LAWLEY

Myrtle Lynn Lawley  
MYRTLE LYNN LAWLEY

STATE OF ALABAMA                     )  
COUNTY OF BIBB                    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Troy L. Lawley and Myrtle Lynn Lawley**, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of June, 2003.

M. A. B.  
Notary Public  
My commission expires: 8/13/05