

20050802000390930 1/1 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/02/2005 03:05:39PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$220,000.00 to the undersigned Grantor(s), **The Estate of Jimmy W. Collins, deceased, Shelby County Probate Case Number PR2005-334**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Peter T. Quinn** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 10-A of a Resurvey of Lots 10 and 21 of Heritage Oaks as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13, Page 138.**

**Address of Property: 4225 Heritage Oaks Circle  
Birmingham, Alabama 35242**

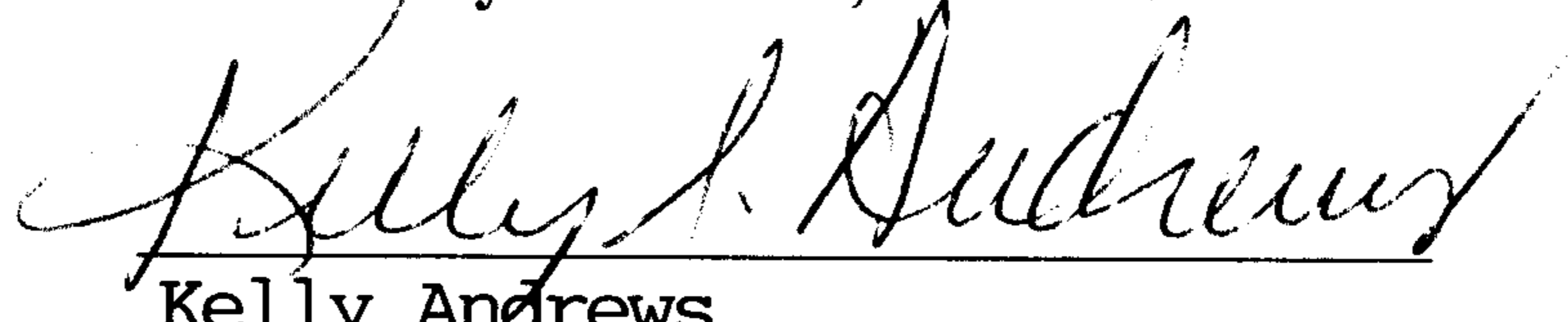
Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$176,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 11th day of July, 2005.

**The Estate of Jimmy W. Collins, Deceased**



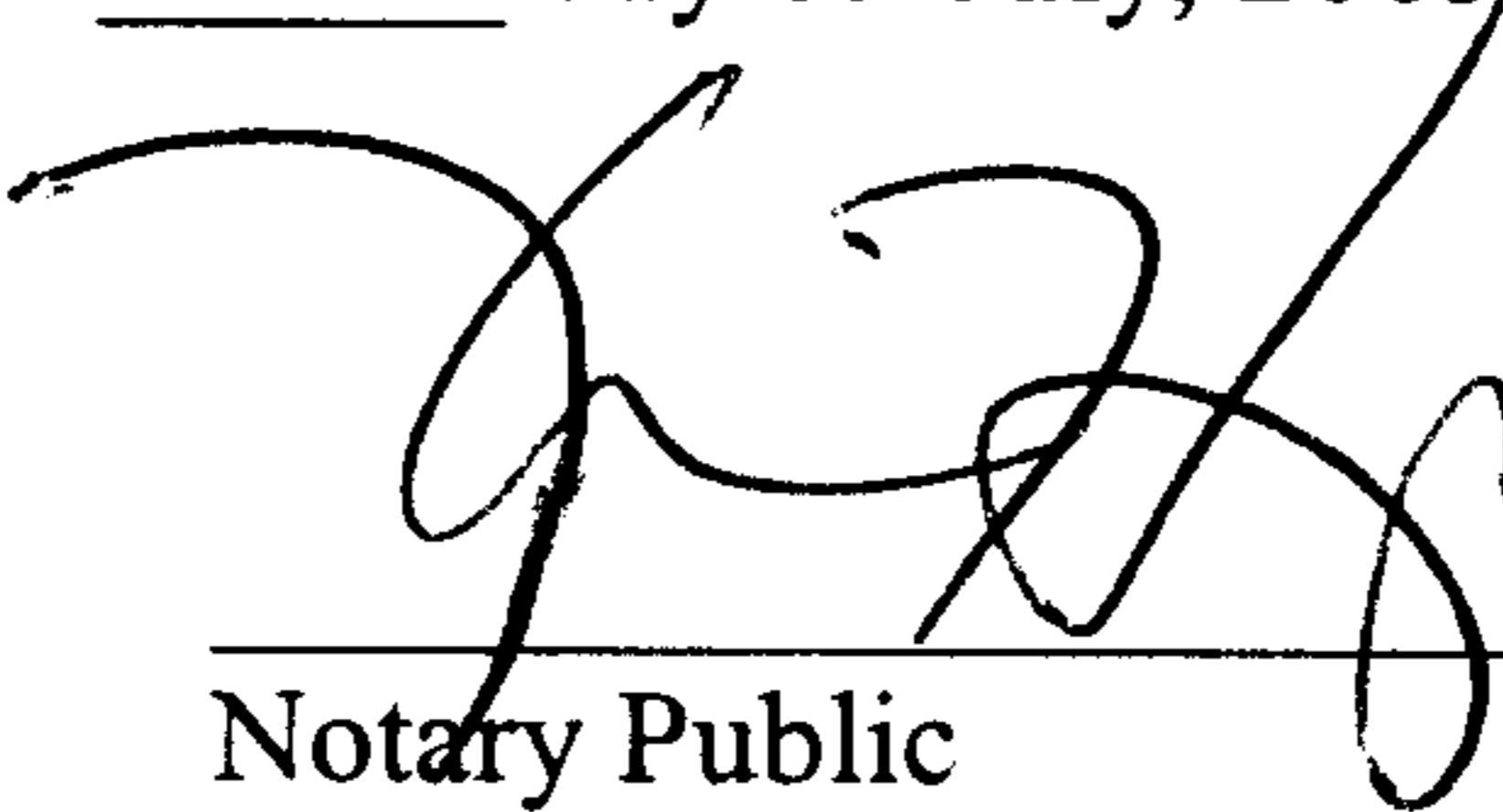
by: Kelly Andrews  
its: Personal Representative/Executor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kelly Andrews, as Personal Representative of The Estate of Jimmy W. Collins, deceased, Shelby County Probate Case Number PR2005-334, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of July, 2005.

Shelby County, AL 08/02/2005  
State of Alabama  
Deed Tax: \$44.00



**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 13, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITER**

Notary Public  
Commission Expires: \_\_\_\_\_

**This Instrument Prepared By:  
Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244**

**Send Tax Notices To:  
Peter T. Quinn  
4225 Heritage Oaks Circle  
Birmingham, Alabama 35242**