

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Douglas S. Collins
2305 Kristen Circle
Pelham, AL 35124

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Three Thousand Five Hundred and 00/100 (\$143,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Martha Joe Sharp, Haskey Allison and John Henry Walker, as devisees of the Estate of Ethel S. Sutley, deceased Probate Case #PR-2006-000275** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Douglas S. Collins, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Northeast Corner of the Northwest of the Northeast of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 90 degrees 00 minutes 00 seconds West, a distance of 173.30 feet; thence South 25 degrees 51 minutes 00 seconds West, a distance of 210.50 feet; thence South 34 degrees 17 minutes 00 seconds West, a distance of 360.52 feet to the POINT OF BEGINNING; thence South 33 degrees 59 minutes 31 seconds West, a distance of 153.13 feet; thence South 32 degrees 23 minutes 53 seconds West, a distance of 41.68 feet; thence South 57 degrees 53 minutes 38 seconds East, a distance of 216.77 feet; thence North 32 degrees 06 minutes 22 seconds East, a distance of 194.50 feet; thence North 57 degrees 49 minutes 58 seconds West, a distance of 211.52 feet to the POINT OF BEGINNING.
Situating in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$140,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Ethel S. Sutley is the surviving grantee of deed recorded in Book 253, Page 850, in the Probate Office of Shelby County, Alabama, the other grantee, William B. Sutley, having died on or about the 4th day of January, 2001.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 15th day of April, 2010.



20100416000116780 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
04/16/2010 11:15:13 AM FILED/CERT

Shelby County, AL 04/16/2010

State of Alabama

Deed Tax : \$3.00

Martha Joe Sharp, Haskey Allison and John Henry Walker, as Devisees of the Estate of Ethel S. Sutley, deceased Probate Case #PR-2006-000275

Martha Joe Sharp, Devisee
Martha Joe Sharp, Devisee

Haskey Allison, Devisee
Haskey Allison, Devisee

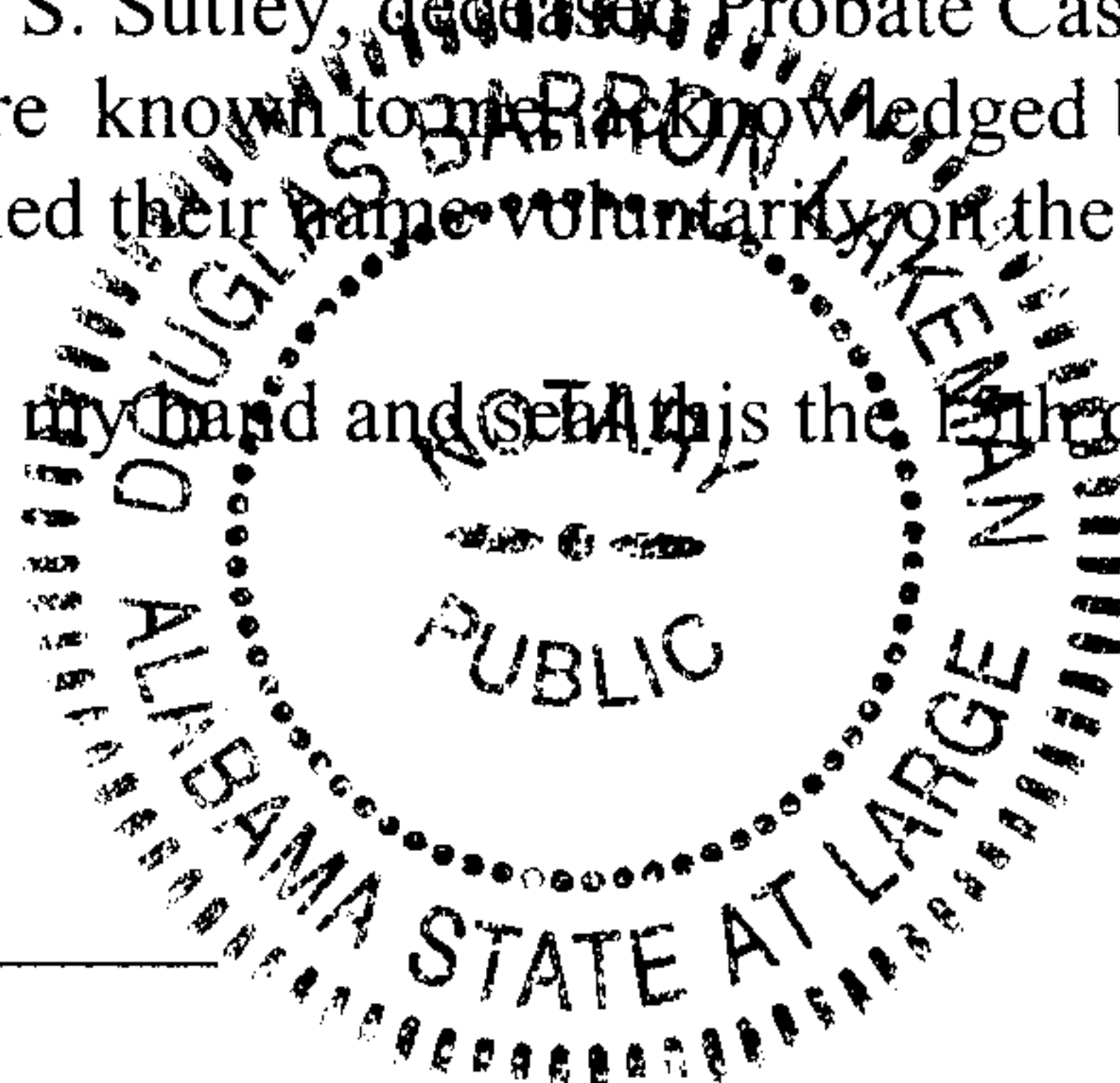
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Martha Joe Sharp and Haskey Allison, devisees of the Estate of Ethel S. Sutley, deceased Probate Case #PR-2006-000275 whose name is 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 Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of April, 2010.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/3/12



DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12