



20230113000011470 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/13/2023 12:41:22 PM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Brenda T. Collier
(Address) 817 Shady Oak Lane
Alabaster, AL 35007

CORRECTED WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I or we,

Brenda T. Collier, an unmarried woman

(herein referred to as grantor) does grant, bargain, sell and convey unto

Brenda T. Collier and Anthony H. Collier, Jr.

(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:

See attached Exhibit "A" for legal description

This Deed prepared without benefit title abstract or examination and grantee and grantor's request.

This Deed prepared without benefit of a survey at grantees and grantors request.

This Deed is executed for the purpose of creating a Joint Survivorship Deed between Brenda T. Collier and Anthony H. Collier, Jr.

This Deed is executed to correct the legal description in that certain deed from Brenda T. Collier to Brenda T. Collier and Anthony H. Collier, Jr., recorded as Instrument Number 20221220000455860 in the Office of the Probate Judge of Shelby County, Alabama.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

Subject to mineral and mining rights, if any.

Subject to all taxes for 2022 and subsequent years which are a lien not yet payable.

Brenda T. Collier is the sole surviving grantee in that certain deed from M.C. Crow and wife, Helen J. Crow and J. K. Langford, a single man to A. H. Collier and wife, Brenda T. Collier, executed on the 7th day of January, 1969 and recorded in Book 258 at Page 302 in the Office of the Probate Judge of Shelby County, Alabama, A. H. Collier having died on the 11th day of February, 2001.

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 of such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, 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 stated above; that I (we) have good right to sell and convey the same as aforesaid;



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that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 9th day of January, 2023.

WITNESS

Brenda T. Collier (Seal) _____ (Seal)
Brenda T. Collier

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Brenda T. Collier, whose name(s) 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 I executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2023.

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026

Joseph E. Walden
Notary Public



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Exhibit "A"

A tract of land located in the Southeast quarter of Southwest quarter of Section 22, Township 21 South, Range 3 West described as follows:

Commence at the Southeast corner of said quarter-quarter section, thence North along the East line of said quarter-quarter section 500 feet to the point of beginning of boundary of tract of land herein described, thence continue along the last mentioned course 200 feet, thence 88 degrees 30 minutes left 330 feet to the East right of way boundary of a street, thence 91 degrees 30 minutes left along said East right of way boundary 200 feet, thence 88 degrees 30 minutes left 330 feet to the point of beginning.

Also the following described parcel of property:

A tract of land located in the Southeast quarter of Southwest quarter of Section 22, Township 21 South, Range 3 West described as follows:

Commence at the Southeast corner of said quarter-quarter Section, thence north along the East line of said quarter-quarter Section 700 feet to the point of beginning of boundary of tract of land herein described, thence continue along the last mentioned course 200 feet, thence 88°30' left 330 feet to the East right of way boundary of a street, thence 91°30' left along said East right of way boundary 200 feet, thence 88°30' left 330 feet to the point of beginning.

The above property is sold subject to the following restrictions:

(1) No house shall be erected on any lot having less than 1000 square feet floor space and must be equipped with indoor toilets facilities. Under no condition will out door toilets be permitted on the property. (2) No structures of temporary character such as trailers, tents, barns, or other out buildings shall be used as residence either temporarily or permanently. (3) No building shall be closer than 35 feet from the front of property line. (4) Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama. (5) Except easement to be granted to Alabama Power Company.
