


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051


20230328000085830 1/2 \$71.50
Shelby Cnty Judge of Probate, AL
03/28/2023 09:06:12 AM FILED/CERT

Send Tax Notice to:
John Wesley Collum
2100 Randolph Road
Brierfield AL 35035

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWELVE THOUSAND DOLLAR AND ZERO CENTS (\$12,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robby Dale Griffin, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **John Wesley Collum** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Located in Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of the SW ¼ of the NW ¼ of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S88°27'56" W for a distance of 210'; thence N00°40'46" W for a distance of 420'; thence N89°15'53"E for a distance of 210; thence S00°40'46"E for a distance of 420' to the POINT OF BEGINNING.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of ^{March} ~~February~~, 2023.



Robby Dale Griffin

STATE OF ALABAMA)
COUNTY OF SHELBY)

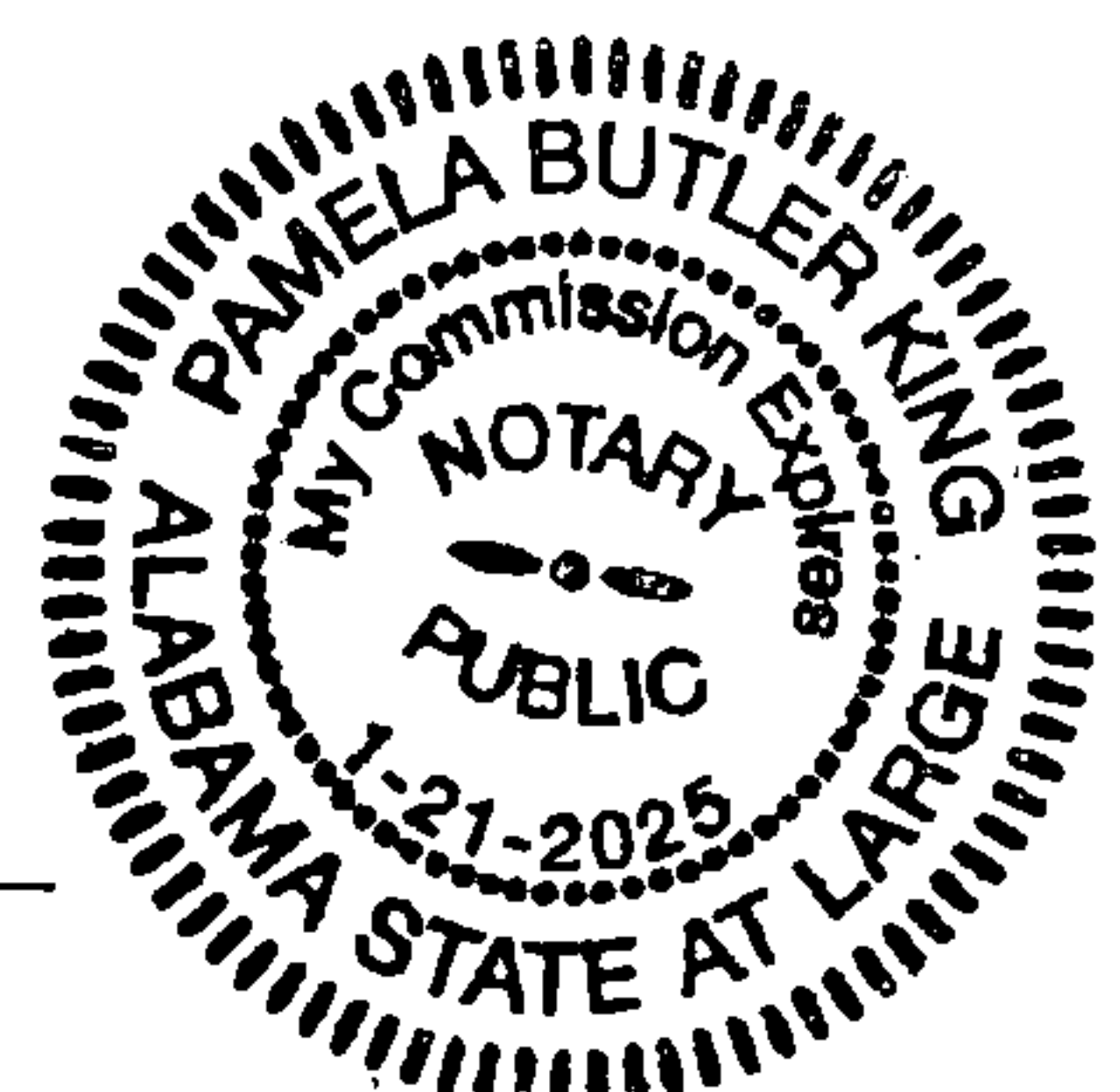
Shelby County, AL 03/28/2023
State of Alabama
Deed Tax: \$46.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robby Dale Griffin**, whose 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of ^{March} ~~February~~, 2023.



Notary Public
My Commission Expires



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robby Dale Griffin
Mailing Address 105 Co Rd 849
Calera AL 35040

Grantee's Name John Wesley Collum
Mailing Address 2100 Randolph Rd
Brierfield AL 35035

Property Address 2100 Randolph Rd
Brierfield AL
35035

Date of Sale 2/23/23
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 46,260

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-27-23

Print Robby Dale Griffin

Sign Robby Dale Griffin
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1