

20080104000004710 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
01/04/2008 10:17:51AM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119 205/665-5102

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Heather Reynolds Chavez

(Address) 691 Waterford Lane

Calera, AL 35040

MINIMUM VALUE \$10,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **CHASE JUSTIN COLLINS, an unmarried man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **HEATHER REYNOLDS CHAVEZ**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

ALL OF MY UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:

All that part of the SE quarter of the NW quarter of Section 2, Township 24, Range 12 East, described as follows: Commence at the Southeast corner of said Southeast quarter of the Northwest quarter and run thence West along the South boundary line of said Southeast quarter of Northwest quarter until it intersects the East boundary line of the right of way of the Montevallo-Jemison road, which point of intersection is the point of beginning of the lands herein conveyed; from said point of beginning run thence in a Northerly direction along said East boundary of the right of way of said Montevallo-Jemison road to the intersection of the South boundary of the right of way of the Montevallo-Calera highway, run thence in an Easterly direction along the said South boundary of the right of way of the said Montevallo-Calera highway 210 feet to a point; run thence South and parallel with the East boundary line of said SE ¼ of the NW ¼ to the said South boundary line of said SE ¼ of NW ¼; run thence West along said South boundary line of said SE ¼ of NW ¼ to the point of beginning of the property herein described.

SOURCE OF TITLE: WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 1995-19340.

THE GRANTOR HEREIN IS THE SOLE SURVIVING NEXT-OF-KIN AND HEIR AT LAW OF LETTY BYRD REYNOLDS (ALSO KNOWN AS LETTY B. REYNOLDS COLLINS), WHOSE ESTATE WAS ADMINISTERED THROUGH THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, PURSUANT TO CASE NUMBER PR-2006-000057, WITH MITCHELL A. SPEARS AS PERSONAL REPRESENTATIVE THEREOF. SAID ESTATE WAS SETTLED BY ORDER OF SAID COURT ON JANUARY 31, 2007. PURSUANT TO ALABAMA CODE SECTION 43-2-830, THE INTEREST OF THE DECEDENT, LETTY BYRD REYNOLDS (ALSO KNOWN AS LETTY B. REYNOLDS COLLINS) DEVOLVED TO THE GRANTOR HEREIN.

SUBJECT TO:

- **Taxes for 2007 and subsequent years.**
- **Rights, reservations and restrictions of record.**



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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 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 22nd day of December, 2007.

Chase Justin Collins
CHASE JUSTIN COLLINS

Chase Justin Collins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHASE JUSTIN COLLINS**, 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, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2007.

Roberta J. Miller
Notary Public

My commission expires: July 26, 2011

Shelby County, AL 01/04/2008
State of Alabama

Deed Tax: \$10.00