

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: John C. Collins  
Patty C. Collins  
3400 Hwy 51  
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama } Know All Men by These Presents:  
Shelby County

That in consideration of the sum of **Two Hundred Forty Three Thousand Five Hundred Dollars and No Cents (\$243,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Mitchell H. Taylor and Cynthia G. Taylor, husband and wife, whose mailing address is 1652 Chace Drive, Hoover, AL 35244** (herein referred to as Grantors), do grant, bargain, sell and convey unto **John C. Collins and Patty C. Collins, husband and wife, whose mailing address is 3400 Hwy 51, Wilsonville, AL 35186** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 48 Lakewood Dr., Westover, AL 35147**; to wit;

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE S00°00'00"E, A DISTANCE OF 840.49' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 414.73' TO THE NORTHERLY R.O.W. LINE OF WESTOVER ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5898.79, A CENTRAL ANGLE OF 06°25'29", AND SUBTENDED BY A CHORD WHICH BEARS N85° 32'39"E, AND A CHORD DISTANCE OF 661.10'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 661.45' TO THE CENTERLINE OF CLEAR PRONG OF YELLOWLEAF CREEK, (ALL FURTHER CALLS WILL BE ALONG CENTERLINE OF CREEK UNTIL OTHERWISE NOTED); THENCE N78°01'10"W, A DISTANCE OF 64.99'; THENCE N66°49'20"W, A DISTANCE OF 50.00'; THENCE N47° 49'20"W, A DISTANCE OF 75.00'; THENCE N30°29'20"W, A DISTANCE O 60.00'; THENCE N05° 07'20"W, A DISTANCE OF 110.00'; THENCE N09°03'30"E, A DISTANCE OF 171.13'; THENCE S84° 00'41"W AND LEAVING SAID CENTERLINE OF CREEK, A DISTANCE OF 483.30' TO THE POINT OF BEGINNING.

\$231,325.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

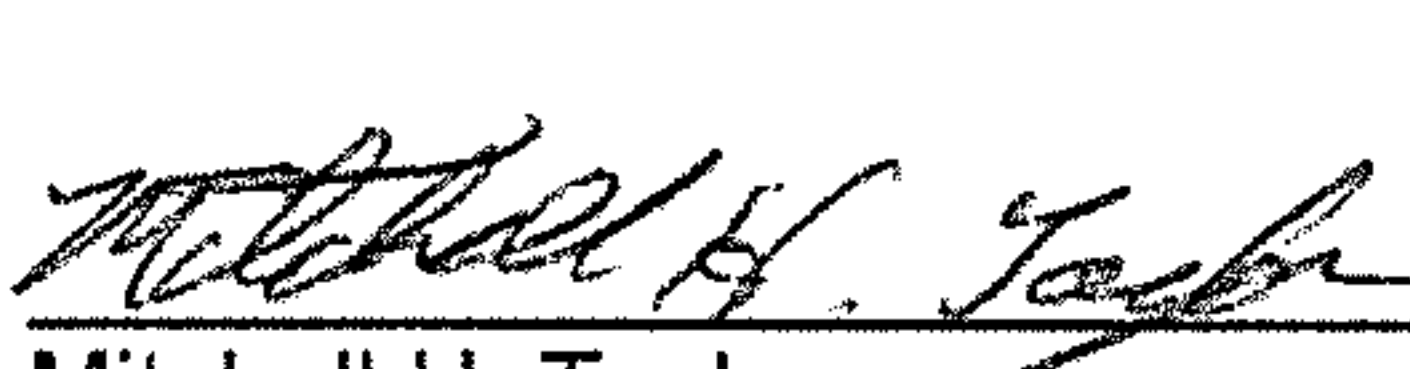
- All taxes for the year 2015 and subsequent years, not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.
- Right of Way to Plantation Pipe Line Co. as recorded in Book 112, Page 351; Deed Book 112, Page 345 and Deed Book 253, Page 389.
- Right of Way to Shelby County, Alabama as recorded in Book 104, Page 458 and as shown by condemnation proceeding recorded in Probate Minutes 11, Page 83.
- Right of Way to Alabama Power Company as recorded in Book 139, Page 418.
- Easements and conditions as set forth and reserved in Deed Book 328, Page 744 and Deed Book 334, Page 497.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 341, Page 501.

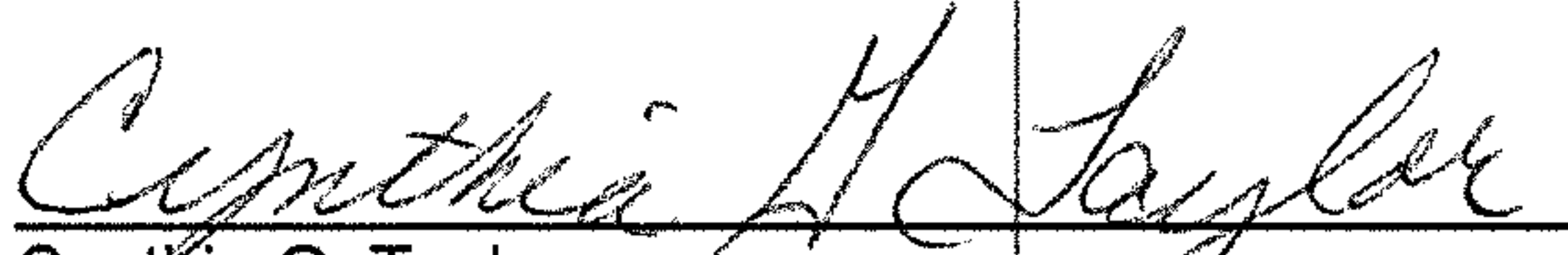
Subject to Right of way of Lakewood Drive along the west property line as depicted on that survey by Rodney Sheflett Surveying dated June 25, 2015.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 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, 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 26th day of June, 2015.

  
\_\_\_\_\_  
Mitchell H. Taylor

  
\_\_\_\_\_  
Cynthia G. Taylor


State of Alabama

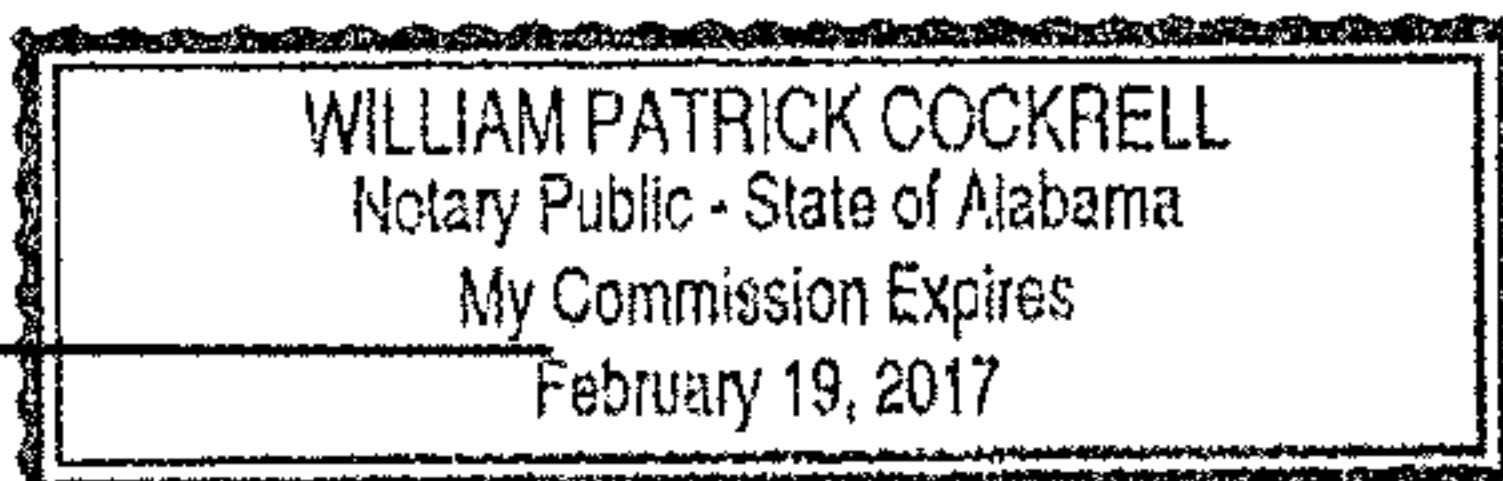
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Mitchell H. Taylor and Cynthia G. Taylor, husband and wife whose names are 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of June, 2015.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
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   | Mitchell H. Taylor<br>Cynthia G. Taylor | Grantee's Name          | John C. Collins<br>Patty C. Collins  |
| Mailing Address  | 1652 Chace Drive<br>Hoover, AL 35244    | Mailing Address         | 3400 Hwy 51<br>Wilsonville, AL 35186 |
| Property Address | 48 Lakewood Dr.<br>Westover, AL 35147   | Date of Sale            | June 26, 2015                        |
|                  |   | Total Purchase Price    | \$243,500.00                         |
|                  |   | or                      |                                      |
|                  |   | Actual Value            |                                      |
|                  |   | or                      |                                      |
|                  |   | Assessor's Market Value |                                      |

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

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 of 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 June 26, 2015

Unattested

(verified by)

Print William Patrick Cochran  
Mitchell H. Taylor

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/06/2015 09:47:23 AM  
 \$32.50 DEBBIE  
 20150706000224660

*James W. Fuhrmeister*