

**STATUTORY WARRANTY DEED (Without Survivorship)**

**SEND TAX NOTICE TO:**

Scott Collins  
108 Oakmont Road  
Birmingham, AL 35224



20150728000257050 1/2 \$194.50  
Shelby Cnty Judge of Probate, AL  
07/28/2015 10:25:39 AM FILED/CERT

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and 00/100 Dollars (\$10.00), to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, Scott and Caroline Collins, (herein referred to as GRANTORS, whether one or more) grant, bargain, sell and convey unto Scott Collins, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in County, Alabama, to wit:

Lot 40-A, of a Resurvey of Lots 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42 of Heatherwood, 1<sup>st</sup> Sector, as recorded in Map Book 9, page 56, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is pursuant to the Final Judgment of Divorce, Shelby County Case Number DR-2015-900135.00, entered by the Honorable G. Daniel Reeves, on June 5, 2015.

**TO HAVE AND TO HOLD** to the said GRANTEE, heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, heirs and assigns, that we are lawfully seized in fee simply of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, heirs and assigns forever.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this the 16<sup>th</sup> day of June, 2015.

Caroline Boatwright Collins (Seal)  
Caroline Boatwright Collins

Ronald Scott Collins (Seal)  
Ronald Scott Collins

~~STATE OF ALABAMA~~  
~~SHELBY COUNTY~~ North Carolina  
Transylvania County

I, Tracy A Manoojian, a Notary Public in and for said County, in said State, hereby certify that Caroline Boatwright Collins, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of June, 2015.

Tracy A Manoojian  
NOTARY PUBLIC My commission expires 3-9-16

~~STATE OF ALABAMA~~  
~~SHELBY COUNTY~~

I, Kristen Pevler, a Notary Public in and for said County, in said State, hereby certify that Ronald Scott Collins, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of June, 2015.

Kristen Pevler  
NOTARY PUBLIC

**THIS INSTRUMENT PREPARED BY:**

**BOYD, FERNAMBUCQ, DUNN & FANN, P.C.**  
Suite 220  
3500 Blue Lake Drive  
Birmingham, AL 35243  
(205) 930-9000

Shelby County, AL 07/28/2015  
State of Alabama  
Deed Tax: \$177.50



# Real Estate Sales Validation Form

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

Grantor's Name CARLINE COLLINS  
Mailing Address 444 BLUEBIRD TRAIL  
BREVARD, NC  
28712

Grantee's Name RONALD SCOTT COLLINS  
Mailing Address 108 OAKMONT RD  
BERMINGHAM, AL  
35244

Property Address 108 OAKMONT RD  
BERMINGHAM, AL  
35244

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$354,400 / 1/2 INTEREST  
177,200

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 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 7/28/15

Print Ronald Scott Collins

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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