


SEND TAX NOTICE TO:

Leigh Anne McManus
336 Old Oak Cove
Chelsea, AL 35043


20160120000020190 1/2 \$617.00
Shelby Cnty Judge of Probate, AL
01/20/2016 11:57:38 AM FILED/CERT

This Instrument was prepared by:
Jean C. Collum
111 Silverleaf Drive
Pelham, AL. 35124

WARRANTY DEED

Shelby County, AL 01/20/2016
State of Alabama
Deed Tax: \$600.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.000), the undersigned grantor or grantors in hand paid by GRANTEE herein, the receipt whereof is acknowledged, I, JEAN C. COLLUM, A MARRIED WOMAN, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto LEIGH ANNE MCMANUS (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

The SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 West.

ALSO: That portion of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, that is North of the South line of a private road that runs approximately down the North line of said 1/4-1/4 section, all in Shelby County, Alabama.

TOGETHER WITH: An easement for a private road as described in instrument recorded in Book 307, Page 407, and amended by instrument recorded in Book 309, Page 193 of said Probate Records; and a nonexclusive Easement to use the roadway presently in existence over a strip of Land of the width of 30 feet which extends Westwardly from the paved Florida Short Route (Old US 280) to a point on the East line of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, said thirty foot strip of land lying 20 feet North of and 10 feet South of the line dividing said Section 20 and 29.

Subject to easements and restriction of record.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD to said grantee, his/her heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with 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 GRANTEE, their heirs and assigns forever, against the lawfull claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of December, 2015.


JEAN C. COLLUM

STATE OF ALABAMA
SHELBY COUNTY

I, Sharon E. Barefield, a Notary Public in and for said County, in said State, hereby certify that JEAN C COLLUM, A MARRIED WOMAN, 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 such conveyance, SHE, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22ND day of DECEMBER, 2015


Notary Public

Comm Exp 02-15-17

Real Estate Sales Validation Form

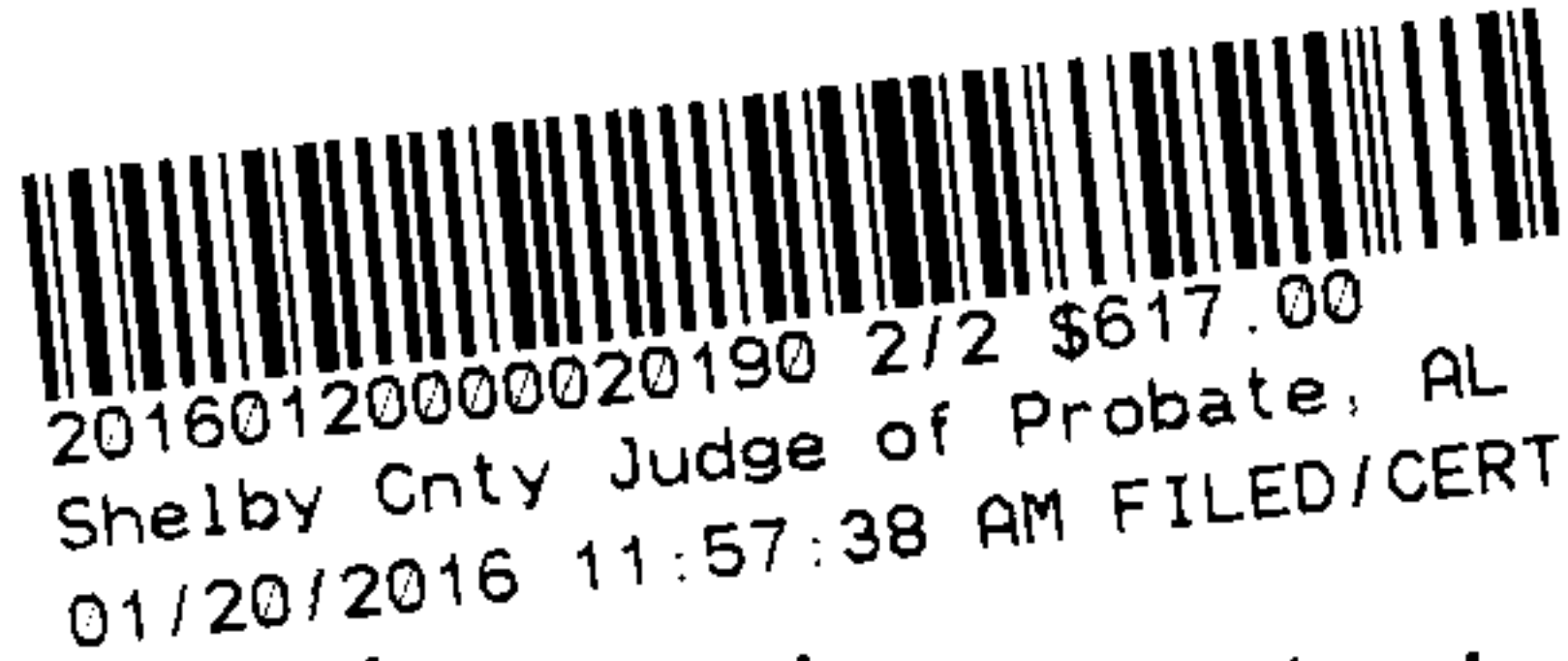
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JEAN C Collum
Mailing Address 111 SILVERLEAF DR
PELHAM, AL 35124

Grantee's Name LEIGH ANNE McMANUS
Mailing Address 336 OLD OAK COVE
CHELSEA AL 35043

Property Address 130 OLD OAK COVE
CHELSEA AL 35043

Date of Sale 12-22-15
Total Purchase Price \$ 600,000



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 DEED

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 1/26/16

Print JEAN C Collum

☐ Unattested

(verified by)

Sign Jean C. Collum

(Grantor/Grantee/Owner/Agent) circle one