

Send tax notice to:
MARTIN W. INGELS
1316 INVERNESS COVE DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2016054

WARRANTY DEED

20160223000055610
02/23/2016 10:49:20 AM
DEEDS 1/2

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, ROBERT L COLLETT AND DIANE J. COLLETT, TRUSTEES, UNDER THE COLLETT LIVING TRUST, DATED APRIL 20, 2012 **whose mailing address** is: 3003 Retreat Circle Birmingham AL 35242 (hereinafter referred to as Grantors) in hand paid by MARTIN W. INGELS and STEPHANIE M. INGELS **whose mailing address** is: 1316 INVERNESS COVE, DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 167A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE, PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGES 110 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
3. Easement to Alabama Power Company recorded in Real Book 365, Page 785; Real Book 365, Page 819 and Inst. No. 1994-34517 and Inst. No. 20070418000180130
4. Easement to City of Hoover recorded in Inst. No. 1998-24499, Inst. No. 2007-30-15 and Real Book 365, Page 871.
5. Right of Way to Alabama Power recorded in Deed Book 306, Page 10; Real Book 84, Page 298; Real Book 127, Page 54 and Real Book 318, Page 27.
6. Declaration of protective covenants recorded in Inst. No. 20051006000521560
7. Set back lines and easement as shown on recorded map of said subdivision.

\$199,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, THE COLLETT LIVING TRUST by ROBERT L. COLLETT AND DIANE J. COLLETT its TRUSTEES, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19th day of February, 2016.

THE COLLETT LIVING TRUST
DATED APRIL 20, 2012

Robert L. Collett, Trustee
BY: ROBERT L. COLLETT, TRUSTEE

Diane J. Collett, Trustee
BY: DIANE J. COLLETT, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT L. COLLETT AND DIANE J. COLLETT whose names as TRUSTEES of THE COLLETT LIVING TRUST, DATED APRIL 20, 2012 are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as said TRUSTEES of THE COLLETT LIVING TRUST, DATED APRIL 20, 2012, and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 19th day of February, 2016.

Charles D. Stewart, Jr.
Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *2-30-16*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2016 10:49:20 AM
\$67.00 CHERRY
20160223000055610

James W. Fuhrmeister