

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Tom Eli Stevens  
3859 South Cove Drive  
Birmingham, AL 35213

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND AND NO/00 DOLLARS (\$30,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Wanda S. Collum, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Tom Eli Stevens, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

**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 Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

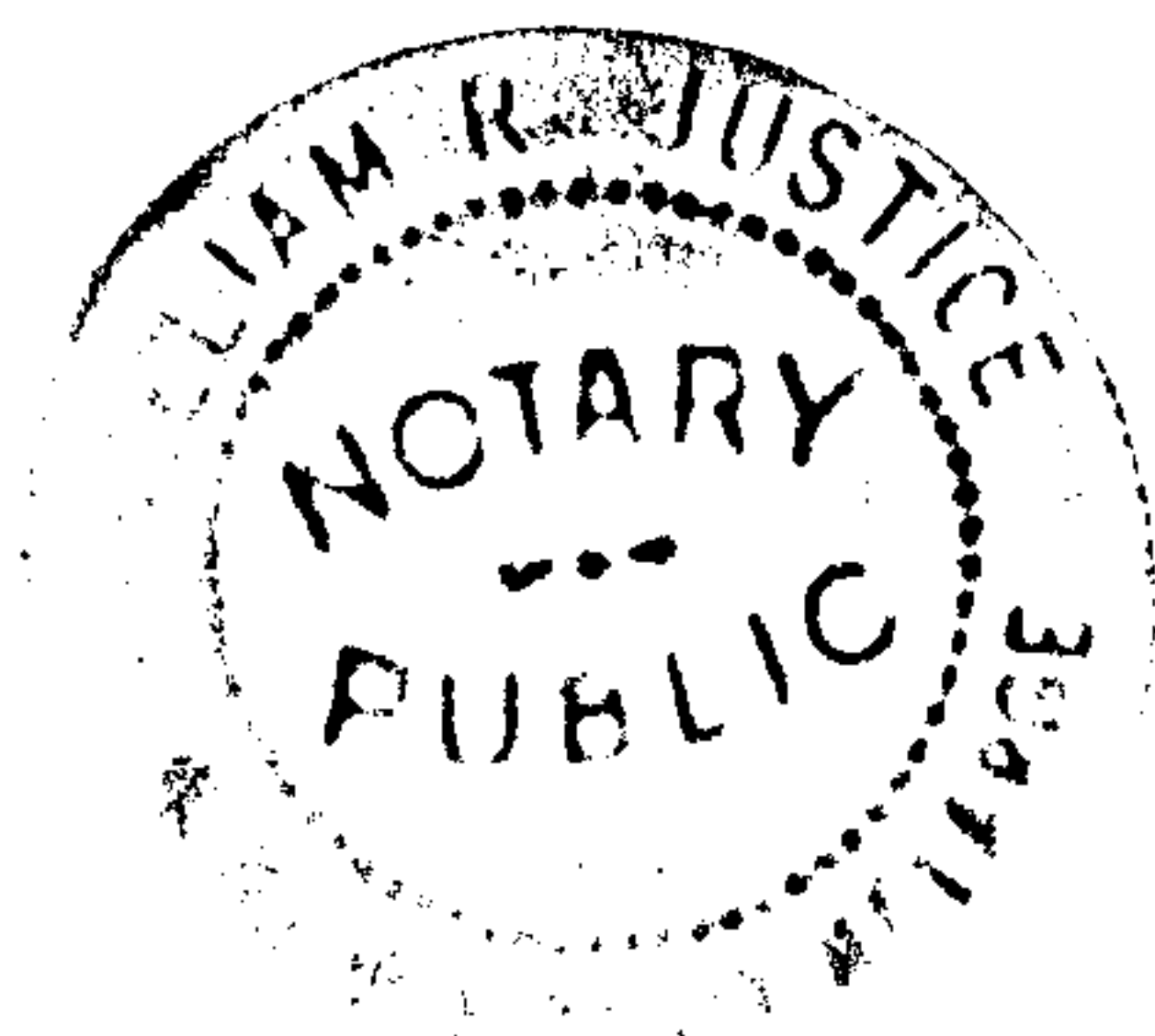
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21<sup>st</sup> day of April, 2016.

Wanda S. Collum  
Wanda S. Collum

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wanda S. Collum, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of April, 2016.



William R. Justice  
Notary Public  
My Commission Expires: 9-11-19

20160422000132980 1/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
04/22/2016 02:26:41 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the northeast corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence run southerly along the East boundary of said 1/4-1/4 for 217.00 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 91 degrees 32 minutes 59 seconds to the right and run 223.00 feet to a point on the North boundary of said SW 1/4 of SW 1/4; thence turn an angle of 90 degrees 04 minutes 43 seconds to the right and run along said North boundary of said 1/4-1/4 for 211.00 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East.

ALSO: Commence at the NE corner of deed of Wanda S. Collum as recorded in Inst. No. 1995-1728, said point being the NE corner of SW 1/4 of SW 1/4, Section 26, Township 20 South, Range 1 East; thence run westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56.

Situated in Shelby County, Alabama.

WSC



20160422000132980 2/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
04/22/2016 02:26:41 PM FILED/CERT



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

(Seller)

Grantor's Name Wanda S. Collum  
Mailing Address 2544 Hwy 56  
Wilsonville, AL 35185

(Buyer)

Grantee's Name Tom Eli Stevens  
Mailing Address 3859 South Cove Drive  
Birmingham, AL 35213

Property Address: Parcel#58-16-7-26-0-000-015-004  
Wilsonville, AL  
Shelby County, Alabama

Date of Sale 4-21-16

Total Purchase Price \$30,000.00  
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 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 4-21-16

Sign Wanda S. Collum  
(Grantor/Grantee/Owner/Agent) circle one

Print Wanda S. Collum

☐ Unattested

(Verified by)

