

Prepared by:
Robert McNearney
2870 Old Rocky Ridge Rd.
Ste 160
Birmingham, AL 35243

Send Tax Notice To:
Jennifer Marie Cook
1073 Savannah Lane
Calera, AL 35040

GENERAL WARRANTY DEED

20170407000118990
04/07/2017 02:10:32 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard B. Collins and Kim Collins, husband and wife, whose mailing address is:

6645 Remington Drive Pelham, AL 35124

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Jennifer Marie Cook, whose mailing address is: 134 Windsor Ct Alabaster, AL 35007

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 17, according to the Amended Map of Savannah Pointe, Sector IX, as recorded in Map Book 37, Page 51 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$126,262.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, 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 the 6th day of April, 2017.

Richard B. Collins
Richard B. Collins

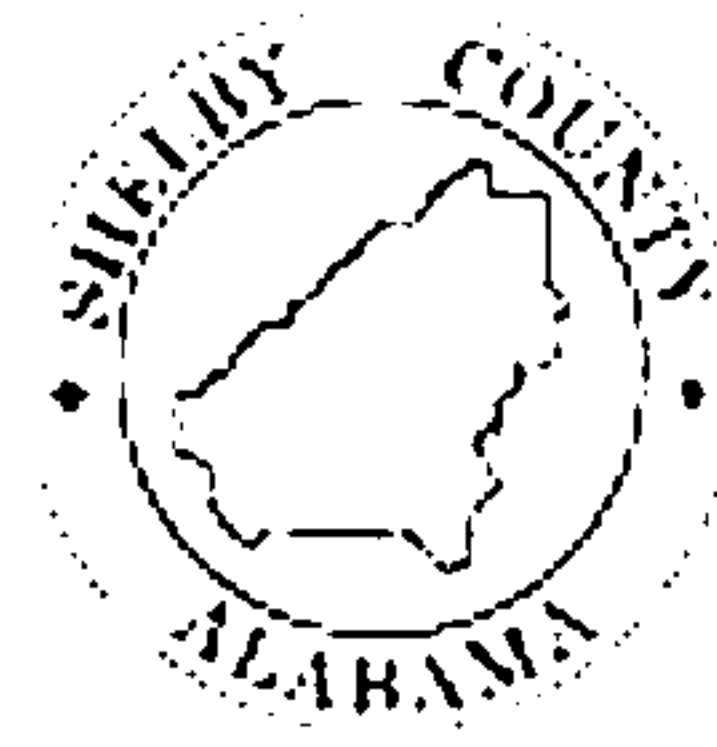
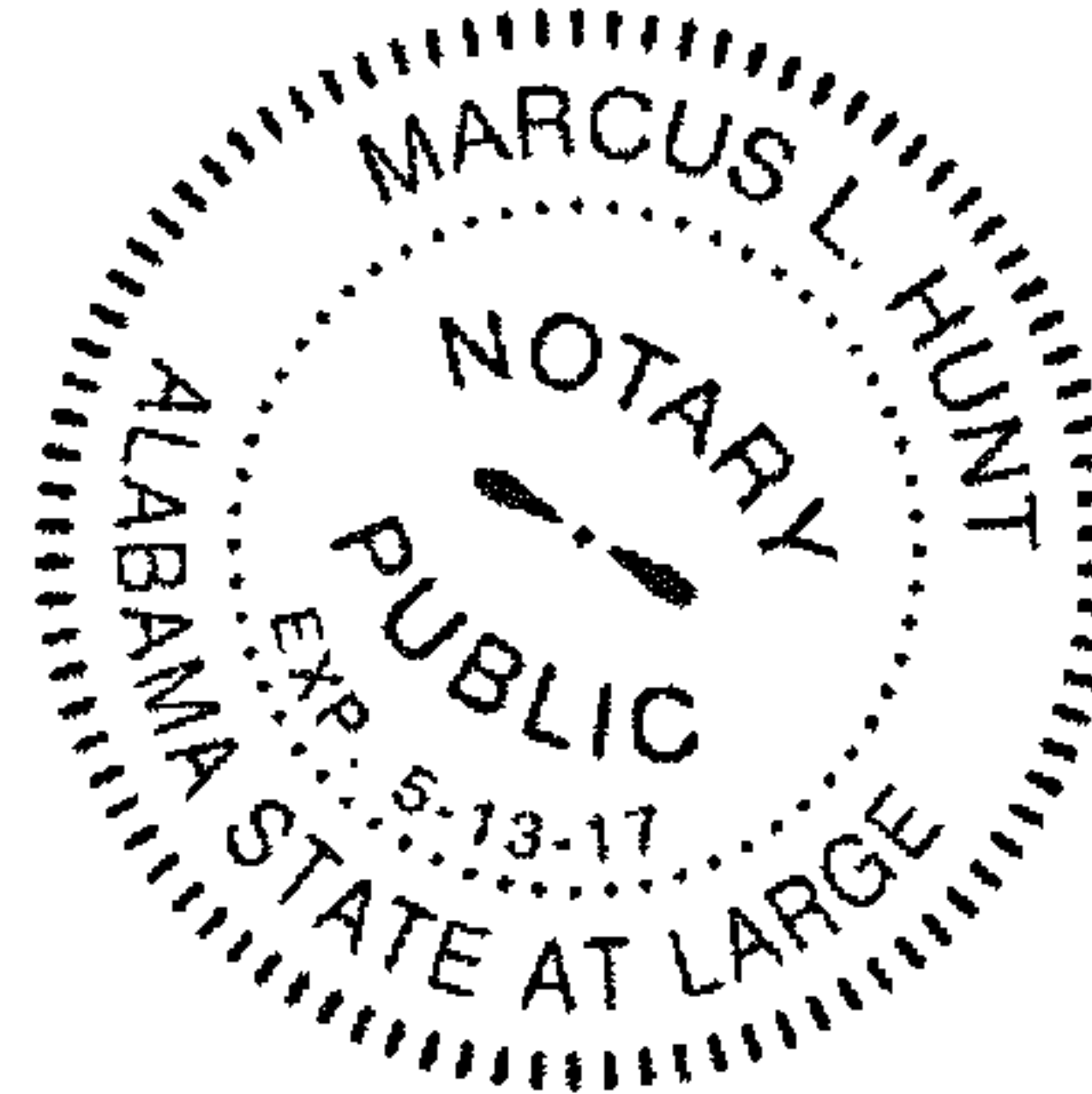
Kim Collins
Kim Collins

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Richard B. Collins and Kim Collins, husband and wife is/are signed to the foregoing conveyance, and who is/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 6th day of April, 2017.

Marcus L. Hunt
Notary Public, State of Alabama
Marcus Hunt
Printed Name of Notary
My Commission Expires: 5/13/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2017 02:10:32 PM
\$19.00 DEBBIE
20170407000118990

James W. Fuhrmeister