

Send tax notice to:
Craig G. Kollars & Rita Kollars
10 Spring Branch Road
Columbiana, AL 35051
PEL1700294

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170612000206920
06/12/2017 02:50:29 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Roger Smith and Debra S. Smith, Husband and Wife, whose mailing address is: 6444 Hwy 49 Columbiana, AL 35051 (hereinafter referred to as "Grantors"), by Craig G Kollars and Rita Kollars (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence S00°13'24"E, a distance of 1214.62'; thence S87°12'19"W, a distance of 1422.57'; thence N87°12'19"E, a distance of 1258.84' to the POINT OF BEGINNING; thence N00°39'15"W, a distance of 244.97'; thence N89°03'44"W, a distance of 1327.73' to the Easterly R.O.W. line of Spring Branch Road, Prescriptive R.O.W.; thence S00°55'42"W and along said R.O.W. line, a distance of 222.04' to a curve to the right, having a radius of 1230.00, a central angle of 06°09'35", and subtended by a chord which bears S04°00'29"W, and a chord distance of 132.17'; thence along the arc of said curve and said R.O.W. line, a distance of 132.24' to a compound curve to the right, having a radius of 230.00, a central angle of 12°55'40", and subtended by a chord which bears S12°34'35"W, and a chord distance of 51.79'; thence along the arc of said curve and said R.O.W. line, a distance of 51.90' to the Northerly R.O.W. line of Shelby County Highway 49, 80' R.O.W., said point being a non-tangent curve to the right, having a radius of 840.00, a central angle of 20°22'01", and subtended by a chord which bears S38°22'15"E, and a chord distance of 297.02'; thence leaving said Spring Branch Road R.O.W. line and along said Highway 49 R.O.W. line, a distance of 298.59'; thence S28°11'15"E and along said R.O.W. line, a distance of 196.54' to a curve to the left, having a radius of 910.00, a central angle of 34°12'10", and subtended by a chord which bears S45°13'22"E, and a chord distance of 535.20'; thence along the arc of said curve and said R.O.W. line, a distance of 543.23'; thence N00°36'02"E and leaving said R.O.W. line, a distance of 219.89'; thence N88°42'00"E, a distance of 283.94'; thence S02°07'28"E, a distance of 150.82'; thence S69°56'43"E, a distance of 21.40'; thence S01°14'22"E, a distance of 168.04'; thence N72°52'12"W, a distance of 19.43'; thence S04°13'19"E, a distance of 12.11' to the Northerly R.O.W. line of above said Shelby County Highway 49; thence S73°13'44"E and along said R.O.W. line, a distance of 247.98'; thence N00°46'25"E and leaving said R.O.W. line, a

distance of 409.70'; thence N88°47'48"E, a distance of 138.14'; thence N01°17'25"E, a distance of 686.09' to the POINT OF BEGINNING.

20170612000206920 06/12/2017 02:50:29 PM DEEDS 2/3

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

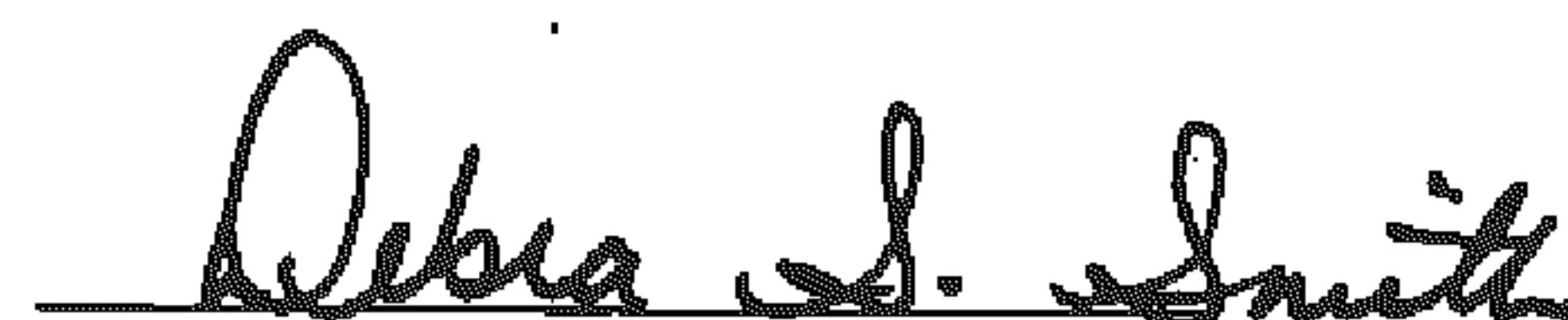
\$424,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Roger Smith and Debra S. Smith have hereunto set their signatures and seals on June 9, 2017.


Roger Smith

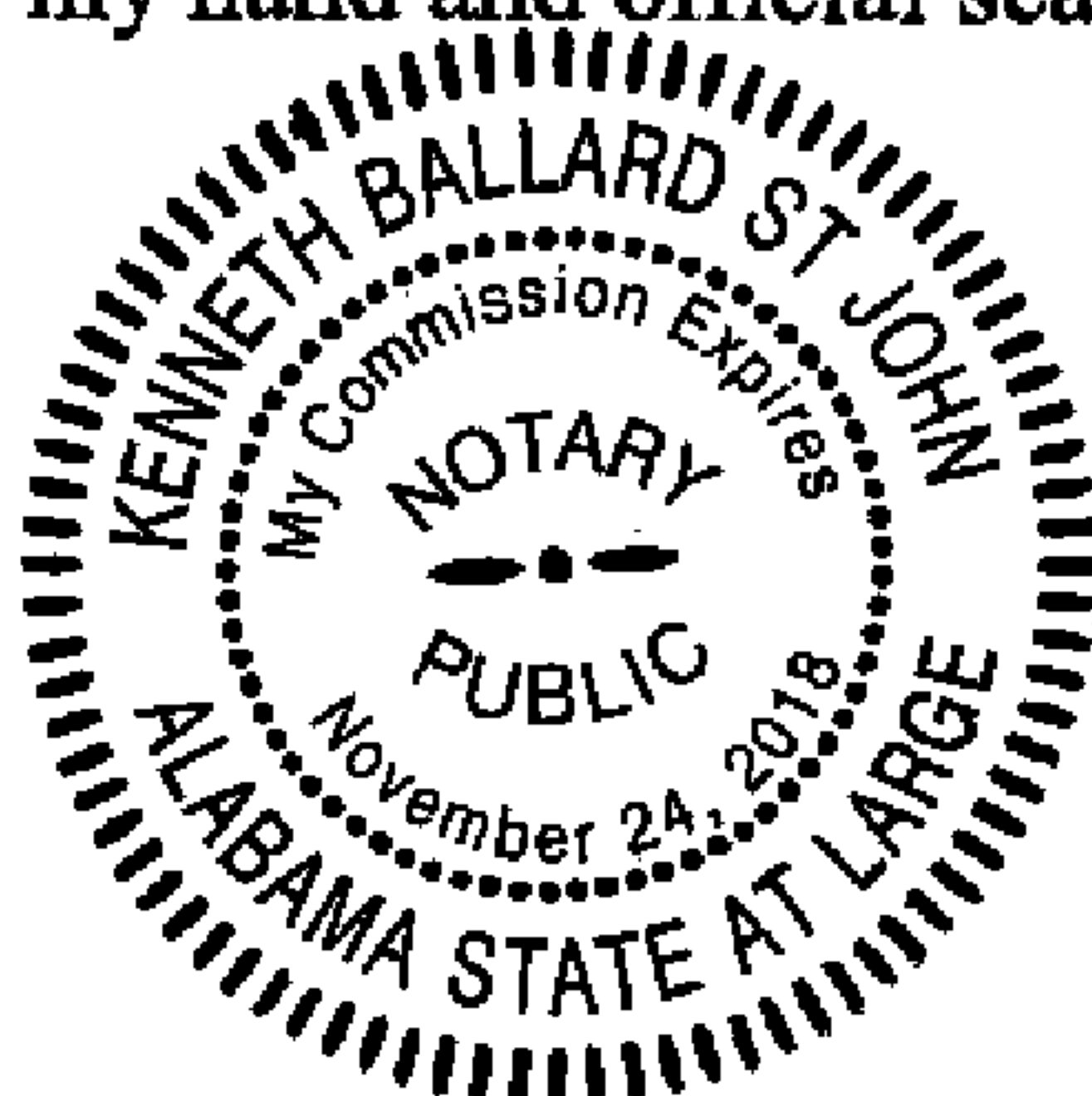

Debra S. Smith

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Smith and Debra S. Smith, Husband and Wife, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of June 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressRoger Smith
D. Lee S. Smith
6444 Hwy 49
Columbiana AL 35051Grantee's Name
Mailing AddressCraig G. Kollars
Keta Kollars
10 Spring Branch Rd
Columbiana AL 35051

Property Address

10 Spring Branch Rd
Columbiana AL 35051

Date of Sale

6/9/17

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

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 6/9/17

Print

Kenneth BSTJL

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/12/2017 02:50:29 PM
 \$197.00 CHERRY
 20170612000206920

A handwritten signature, likely of the County Clerk, is written over the official text at the bottom of the page.