

Prepared By

Name: Marvin G. McCollum
Address: 101 Chandler Drive
Alabaster
State: AL Zip Code: 35007

After Recording Return To

Name: Marvin G. McCollum
Address: 101 Chandler Drive
Alabaster
State: AL Zip Code: 35007

Shelby County, AL 09/18/2017
State of Alabama
Deed Tax: \$72.00



20170918000338170 1/4 \$96.00
Shelby Cnty Judge of Probate, AL
09/18/2017 08:17:16 AM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for the sum of (\$10 and other valued considerations) in hand paid to Mary Ann McCollum, residing at 1707 Kestwick Circle, County of Jefferson, City of Hoover, State of Alabama and Margaret McCollum, residing at 101 Bell Circle, County of Shelby, City of Alabaster, State of Alabama (hereinafter known as the "Grantors" hereby grants, bargains, and sells to Mary Ann McCollum (Grantee), the described real estate (*and in Exhibit A if attached), situated in Shelby County, Alabama to-wit:

Lot 376, according to the Survey of Weatherly Belvedere Sector 23 as recorded in Map Book 21, Page 16, in the Probate Office of Shelby County Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2017 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2018.**
- 2. EASEMENT(S), BUILDING LINE(S), AND RESTRICTION(S), AS SHOWN ON RECORDED MAP.**
- 3. RESTRICTIONS APPEARING OF RECORD INST. NO. 1996-16066 AND INST. NO. 1996-24005.**

4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

The property is subject to a mortgage having an unpaid balance of \$103,471.65 as of September 17 2017.

TOGETHER WITH all the rights, members and appurtenances to the Real Estate appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantors, for said Grantee, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed and delivered this General Warranty Deed under the seal as of the date of this deed.

Margaret McCollum
Grantor's Signature

Margaret McCollum
Grantor's Name

101 Bell Circle
Address

Alabaster, AL 35007
City, State & Zip

Mary Ann McCollum
Grantor's Signature

Mary Ann McCollum
Grantor's Name


1707 Kestwick Circle
Address

Hoover, AL 35226
City, State & Zip

In Witness Whereof,

Patricia Elaine M. Robertson
Witness's Signature

Ralph G. Croyle
Witness's Signature


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Faith Elaine W. Robertson

Witness's Name

1705 Westwick Circle

Address

Hoover, Alabama 35226

City, State & Zip

Ralph E. Rozell

Witness's Name

107 Westwood Drive

Address

Bessemer, AL 35022

City, State & Zip

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ann McCollum and Margaret McCollum, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.


Given under my hand this 16th day of September, 2017.

Mary M. Rozell

Notary Public

MARY M. ROZELL

My Commission Expires: 02-02-21


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Real Estate Sales Validation Form

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

Grantor's Name Margaret McCollum
Mailing Address 101 Bell Cir
Arabaster AL
35007

Grantee's Name Mary Ann McCollum
Mailing Address 1707 Westwick Cir
Hoover AL 35224

Property Address 101 Bell Cir
Arabaster AL
35007

Date of Sale 9/16/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 143,700 1/2 71,850

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 9/18/17

Print David E McCollum

Unattested Karen Mussen
(verified by)

Sign David E McCollum
(Grantor/Grantee/Owner/Agent) circle one

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