

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20180402000107420
04/02/2018 09:14:33 AM
DEEDS 1/3

Send tax notice to:
Robert Earl Okin, Jr. and
Janet Okin Collar
7757 Chelsea Road
Columbiana, AL 35051

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **JANET OKIN COLLAR, a married woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **ROBERT EARL OKIN, JR. and JANET OKIN COLLAR** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 21st day of March, 2018.


JANET OKIN COLLAR

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **JANET OKIN COLLAR**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

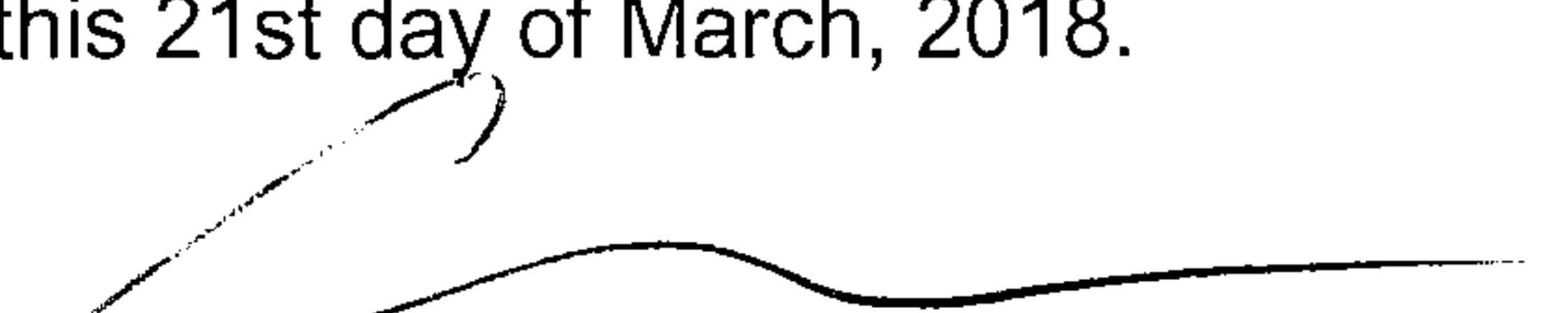

Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

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A 20 foot easement for ingress-egress situated in the Southwest Quarter of the Northwest Quarter of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found axle locally excepted as the Northwest corner of said Quarter-Quarter section also being the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 20 South, Range 1 West, thence run an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the West line of said Section 14 Quarter-Quarter section and also along the East line of said Section 15 Quarter-Quarter section for a distance of 586.59 feet to the Point of Beginning; thence run North 78 degrees 38 minutes 36 seconds East for a distance of 226.48 feet to the centerline of Chelsea Road and the end of said easement.

Real Estate Sales Validation Form

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

Grantor's Name Janet Okin Collar
Mailing Address

Grantee's Name Robert Earl Okin Jr
Mailing Address

Janet Okin Collar
7757 Chelsea Rd
Columbiana, AL 35051

Property Address 7757 Chelsea Rd
Columbiana, AL 35051

Date of Sale 03/21/2018
Total Purchase Price \$ _____
Or

20180402000107420 04/02/2018 09:14:33 AM DEEDS 3/3 Or
Actual Value \$ 10,000.00
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 Appraisal
 Sales Contract Other Deed to Perfect title for
 Closing Statement easement

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).

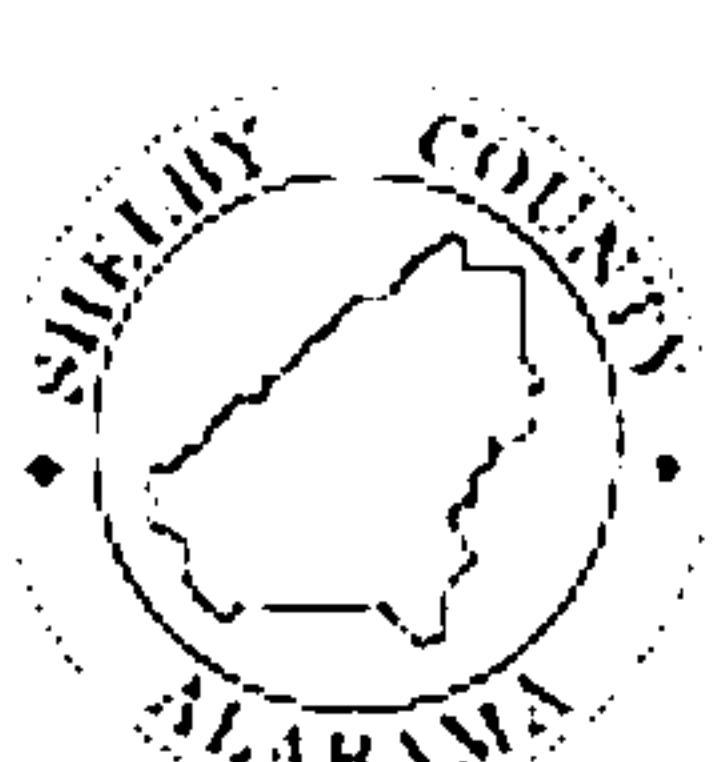
Date _____

Print B. CHRISTOPHER BATTLES

Unattested (verified by) _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/02/2018 09:14:33 AM
\$22.00 CHERRY
20180402000107420

Form RT-1