

This Instrument was Prepared by:

Send Tax Notice To: J. G. Properties, Inc.

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-18-24531

958 Hwy 202  
Calera, AL 35040

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jean C. Collum**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J. G. Properties, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or her spouse.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of June, 2018.

Jean C. Collum  
Jean C. Collum

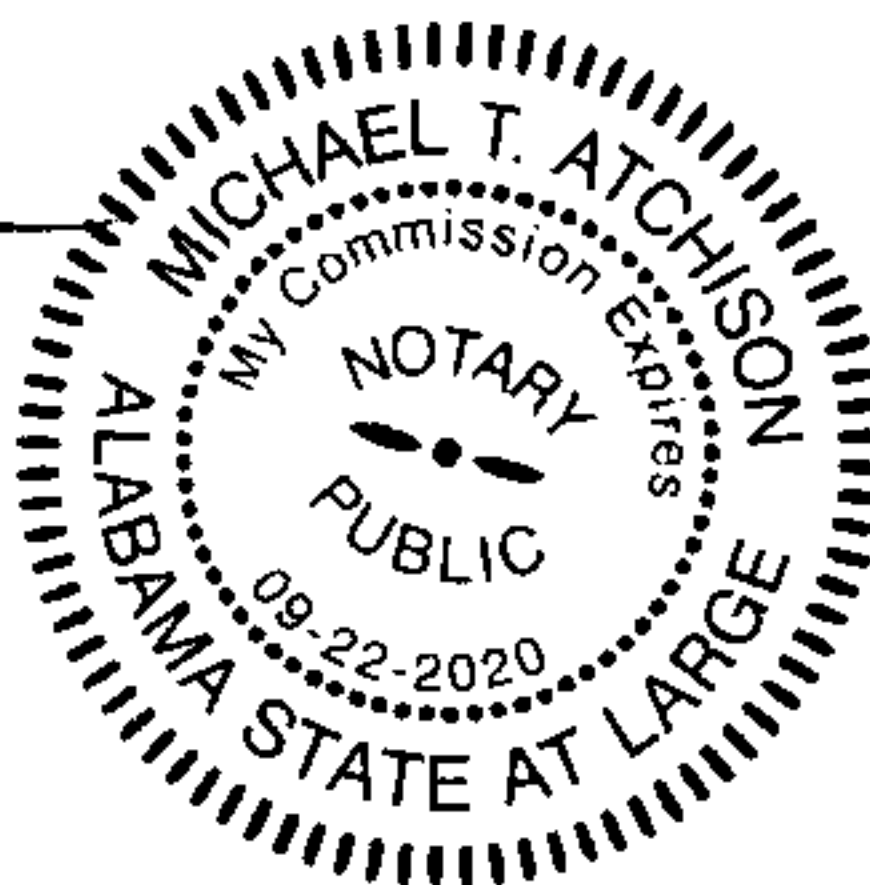
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jean C. Collum, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2018.

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 07/03/2018  
State of Alabama  
Deed Tax: \$150.00

20180703000235770 1/3 \$171.00  
Shelby Cnty Judge of Probate, AL  
07/03/2018 07:48:37 AM FILED/CERT

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

Lots 1 and 2, Block 102, according to J.H. Dunstan's Map of the Town of Calera, Alabama.


Also, Lots 1 to 6 and a part of Lot 7, Block 101, lying West of U.S. Highway No. 31 and all that part of 12th Street as shown and described hereon according to Dunstan's Map of Calera, an unrecorded map or plat and being more particularly described as follows: Commence at 1-inch pipe at the Southeast corner of Block 102 of said Dunstan's Map of Calera; thence North 02 degrees 38 minutes 42 seconds West along the East line of Block 102 a distance of 99.87 feet to a 1/2-inch rebar; thence South 89 degrees 57 minutes 38 seconds East and run 39.95 feet to a 1/2-inch rebar located on the centerline of 12th Street; thence along said centerline North 02 degrees 40 minutes 19 seconds West and run 215.38 feet to a 1/2-inch rebar; thence South 89 degrees 33 minutes 17 seconds East and run 111.11 feet to a 1-inch crimp pipe on the West right of way line of U.S. Highway No. 31, said point being on a curve to the right having a central angle of 13 degrees 06 minutes 31 seconds and a radius of 1382.69 feet; thence along the chord of said curve South 05 degrees 50 minutes 41 seconds East and run a chord distance of 315.65 feet to a 1/2-inch rebar on the South right of way line of Second Avenue; thence along said right of way line North 90 degrees 00 minutes 00 seconds West and run 168.56 feet back to the point of beginning. According to survey of Brad Lucas, dated August 23, 2004.

Lots 3 and 4, in Block 102, according to the Map and Survey of J.H. Dunstan's Map of the Town of Calera, Alabama.

Part of Lots 10, 11 and 12, in Block 102, of the Dunstan's Subdivision and being more particularly described as follows: Begin at the Southwest corner of Lot 12 at an iron pin found and run Northerly along the East line of 13th Avenue for 124.10 feet to an iron pin found; thence right 95 degrees 53 minutes 31 seconds and run Southeast for 144.24 feet to an iron pin found; thence left 18 degrees 25 minutes 00 seconds and run Northeast for 47.93 feet to a point on the West line of a 20-foot wide alley; thence right 102 degrees 31 minutes 29 seconds and run South along the West line of said alley for 128.75 feet to an iron pin found; thence right 92 degrees 45 minutes 13 seconds and run West for 189.64 feet to the point of beginning.

Lots 5, 6, 7, and Part of Lot 8, Block 102, of the Dunstan's Subdivision and the West half of the vacated 12th Street that adjoins the above lots on their East boundary and being more particularly described as follows: Being at the Southwest corner of Lot 5 at an iron pin found and run Northerly along the East line of 20-foot alley for 134.06 feet to an iron pin set; thence right 77 degrees 29 minutes 40 seconds and run Northeast for 235.35 feet to an iron pin set at the centerline of the said vacated street; thence right 102 degrees 30 minutes 19 seconds and run South along the said centerline for 196.22 feet to an iron pin set; thence right 92 degrees 46 minutes 22 seconds and run West for 230.16 feet, returning to the point of beginning.

W1/2 of 12th Street (vacated) lying East of Lots 3 & 4, Block 102, according to J. H. Dunstans Map of the Town of Calera, Alabama recorded in the Probate Office, Shelby County, Alabama.

  
20180703000235770 2/3 \$171.00  
Shelby Cnty Judge of Probate, AL  
07/03/2018 07:48:37 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Jean C. Collum  
Mailing Address \_\_\_\_\_

PO 276  
Pelham AL 35124

Grantee's Name J. G. Properties, Inc.  
Mailing Address \_\_\_\_\_

958 Hwy 202  
Calera, AL 36000

Property Address \_\_\_\_\_  
Calera, AL 35040

Date of Sale June 27, 2018  
Total Purchase Price \$150,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 June 21, 2018

Print Jean C. Collum

Unattested

(verified by)

Sign Jean C. Collum  
(Grantor/Grantee/Owner/Agent) circle one



20180703000235770 3/3 \$171.00  
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Form RT-1