

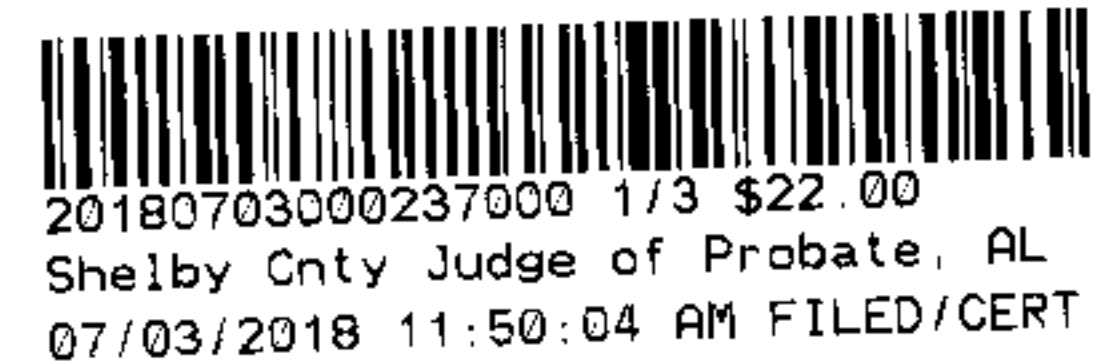
This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Brian McCollum
7445 Wyndham Parkway
Helena, Alabama 35080

WARRANTY DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this June 29, 2018, That for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$125,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **ERIN E. REID, an unmarried person, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **BRIAN MCCOLLUM,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:**

Lot 273, according to the Survey of Wyndham Wilkerson Sector - Phase III, as recorded in Map Book 24, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 24, Page 66.
7. Covenants, Conditions, and Restrictions recorded in Instrument #1997-94, Instrument #1997-27775, and 1998-29728.
8. Easement to Plantation Pipeline Company as recorded in Deed Book 180, Page 192, Deed Book 258, Page 47, Deed Book 258, Page 49, Deed Book 311, Page 153, and Deed Book 180, Page 192.
9. Rights of Ingress and Egress in Real 192, Page 743, Real 250, Page 892, Real 250, Page 894, Real 251, Page 602.
10. Reservation of Mining and Mining Rights recorded in Deed Book 324, Page 362.
11. Easement to Southern Natural Gas as recorded in Deed Book 88, Page 551, Deed Book 146, Page 301, Deed Book 147, Page 579, Deed Book 213, Page 155.
12. Easement to Alabama Power as recorded in Real Volume 142, Page 221, Real 183, Page 230, Real 230, Page 774, Real 1, Page 332.
13. Right of Way to Shelby County recorded in Volume 154, Page 384.

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Shelby Cnty Judge of Probate, AL
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- 14. Covenants and Agreements recorded in Instrument #1997/97, and Instrument #1997-27775.
- 15. Covenants regarding sinkholes as recorded in 1998-29728.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 29, 2018.

GRANTOR:



Erin E. Reid

**STATE OF ALABAMA
COUNTY OF SHELBY**

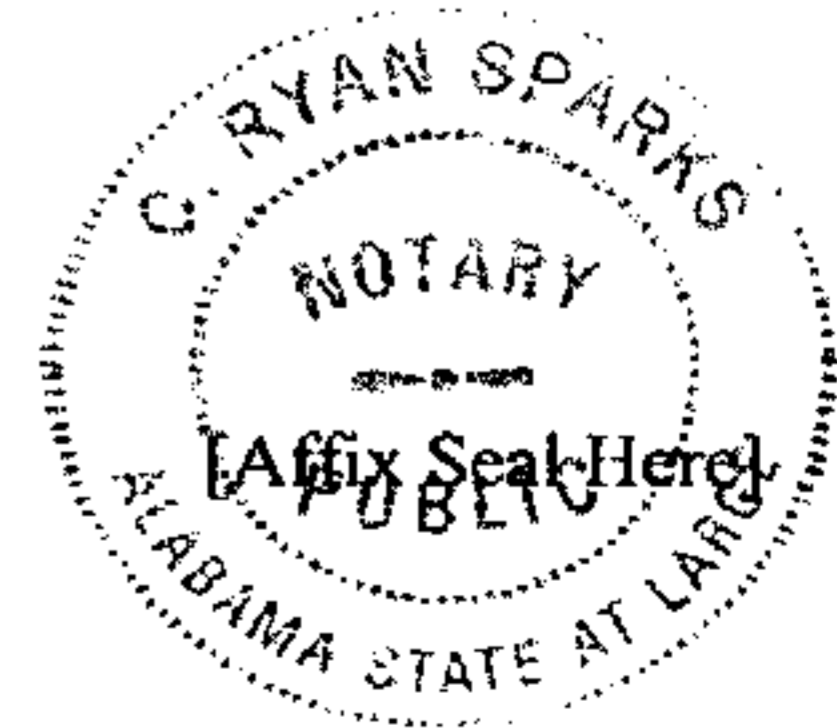
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Erin E. Reid, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Erin E. Reid executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 29, 2018.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name Erin E. Reid
Mailing Address 7445 Wyndham Parkway
Helena, AL 35080

Grantee's Name Brian McCollum
Mailing Address 7445 Wyndham Parkway
Helena, AL 35080

Property Address 7445 Wyndham Parkway
Helena, AL 35080

Date of Sale 6/29/18
Total Purchase Price \$ 125,000.00
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)

- Bill of Sale (checked)
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

6/29/18

Print C. Ryan Sparks



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk

Sign

Handwritten signature of C. Ryan Sparks

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Handwritten signature