

Send tax notice to:
Glenn N. Collins & Stacie Collins
595 Elvira Road
Helena, AL 35080
PEL1800432

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Thousand Five Hundred and 00/100 Dollars (\$13,500.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned The Commercial Development Authority of the City of Alabaster whose mailing address is: 1953 Municipal Way, Alabaster, AL 35007** (hereinafter referred to as "Grantor"), by **Glenn N. Collins and Stacie Collins** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

Lot 3, according to the Survey of First Addition to Ashford Heights, as recorded in Map Book 17, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

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

The Grantor does for itself, its successors 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 it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns 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, Grantor The Commercial Development Authority of the City of Alabaster, by Dennis Torrealba has hereunto set his signature and seal on July 26, 2018.

The Commercial Development
Authority of the City of Alabaster

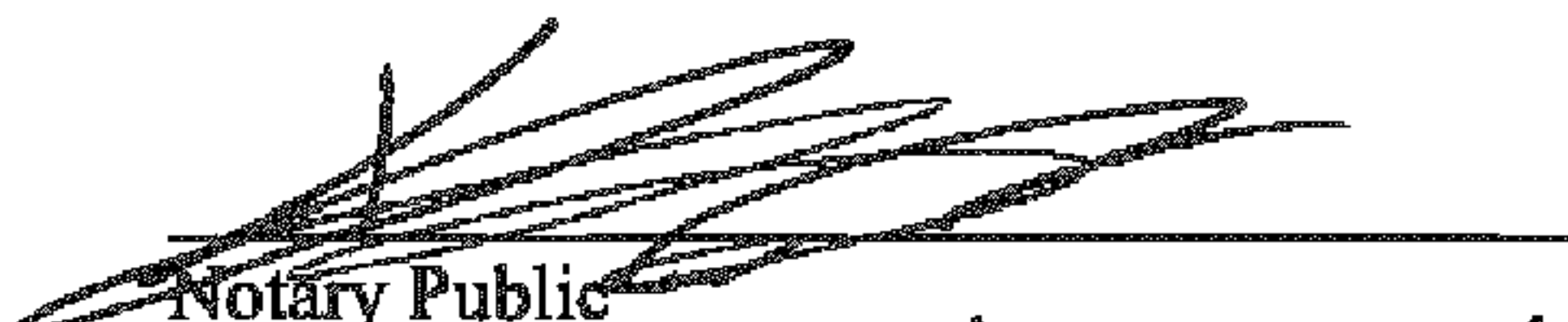

By Dennis Torrealba
Its: Chairman

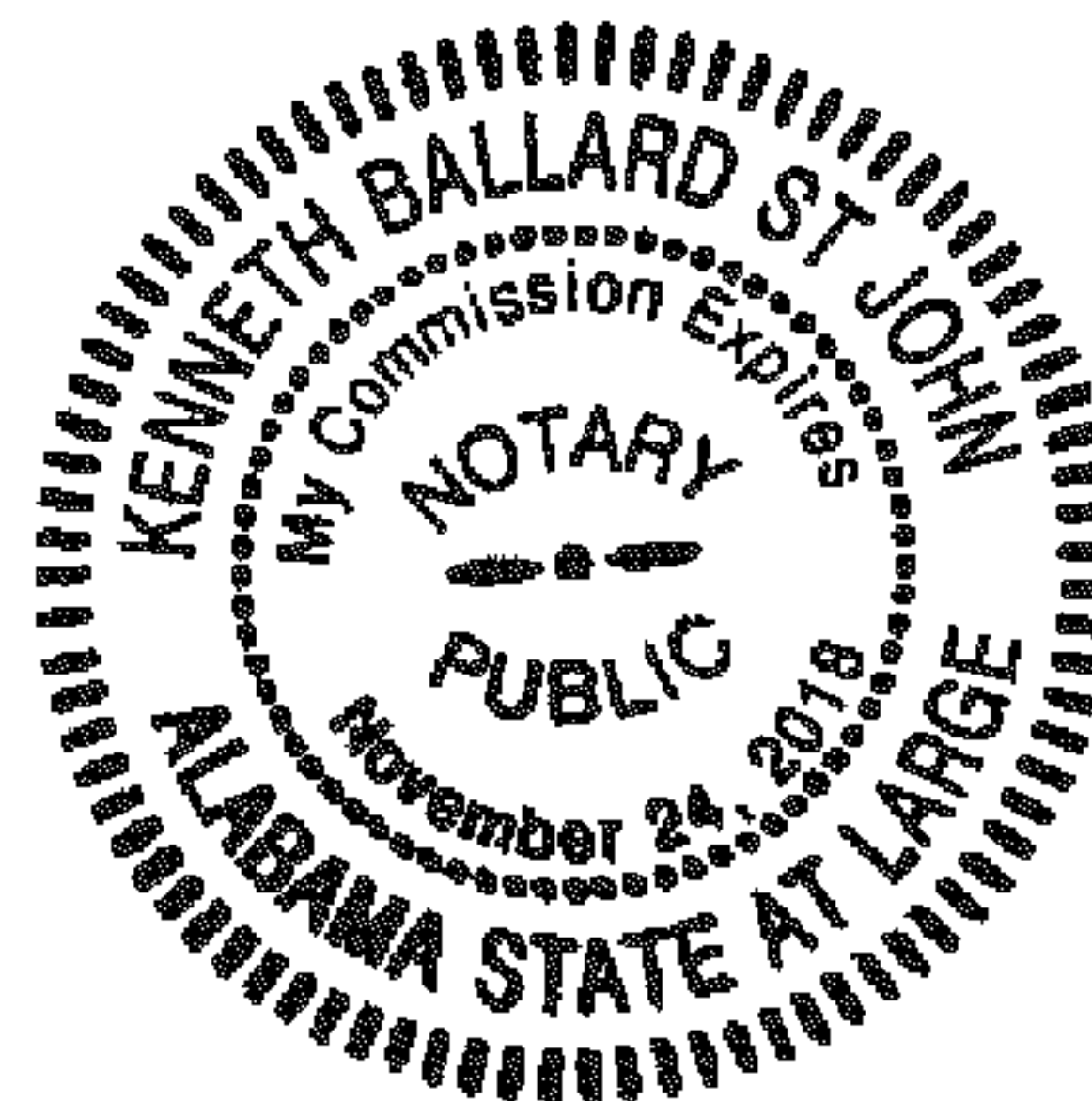
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Torrealba whose name as Chairman of The Commercial Development Authority of the City of Alabaster, is 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 said instrument, he in his capacity as such Chairman and with full authority executed the same voluntarily for and as the act of The Commercial Development Authority of the City of Alabaster on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2018.

(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	The Commercial Development Authority of the City of Alabaster	Grantee's Name	Glenn N. Collins
Mailing Address	1953 Municipal Way Alabaster, AL 35007	Mailing Address	Stacie Collins 595 Elvira Road Helena, AL 35080
Property Address	332 Pebble Lane Alabaster, AL 35007	Date of Sale	7/26/18
		Total Purchase Price	\$ 13,500.00
		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
☒ 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 7/26/18

Print Courtney Snow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/02/2018 09:12:30 AM
 \$34.50 CHARITY
 20180802000274370

[Signature]