

Send Tax Notice to:
Terry J. Davis and Leslie King
3 Todd Circle
Alabaster, AL 35007

04/25/2019 03:02:57 PM

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR**

That in consideration of One Hundred Thirteen Thousand, Five Hundred and no/100 Dollars (\$113,500.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Bobby E. Collier, Sr., as Trustee of the Bobby E. Collier, Sr., Management Trust dated September 12, 2016** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Terry J. Davis and Leslie King** (herein referred to as GranteeS) for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit

Lot 3, according to the Survey of Scottsdale, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

Property address is 3 Todd Circle, Alabaster, AL 35007

\$113,500.00 of the purchase price was paid from the proceeds of a mortgage loan recorded 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 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 hereby 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, forever.

And said grantor, does covenant with the said Grantees, their heirs and assigns, that the Trust is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Trust has a good right to sell and convey the same as aforesaid; that the Trust will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this April 23, 2019

Bobby E. Collier, Sr., Management Trust
dated September 12, 2016

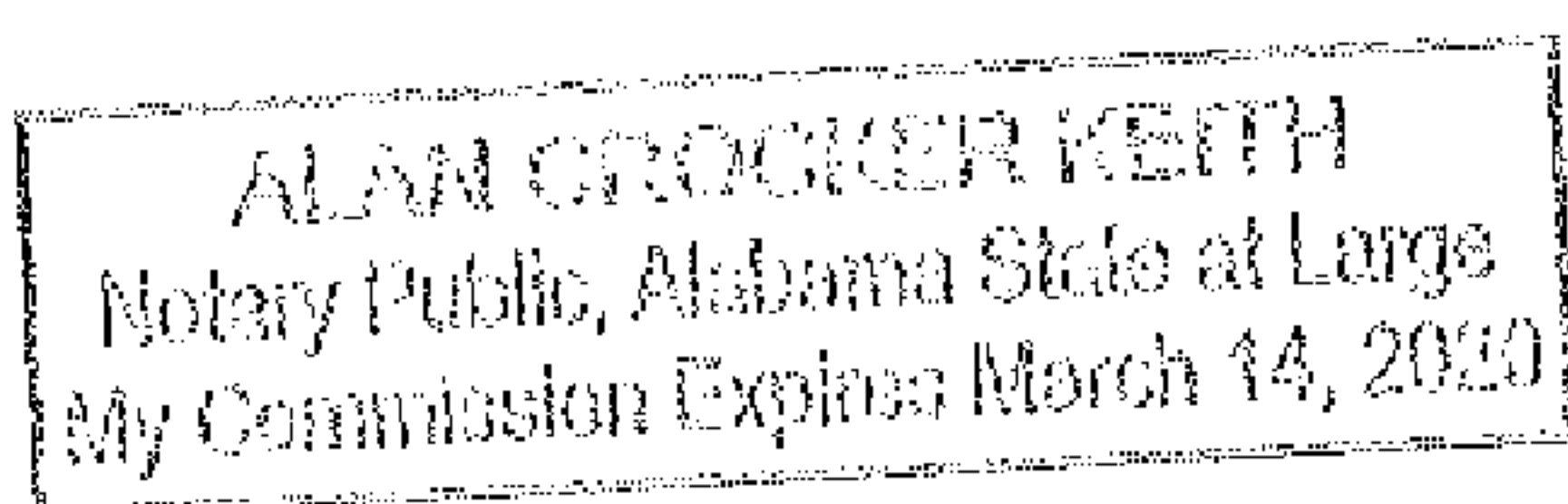

Bobby E. Collier, Sr, Trustee

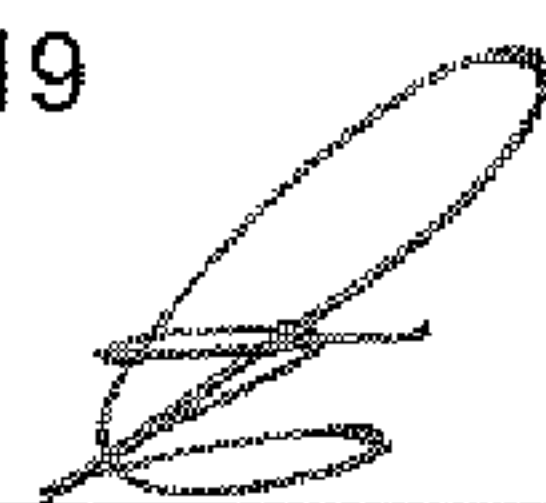
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby E. Collier, Sr., as Trustee of the Bobby E. Collier, Sr., Management Trust dated September 12, 2016**, whose name 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 said instrument, he, in his respective capacity and with full authority, executed the same voluntarily on the same that bears date for and as the act of said Trust.

Given under my hand and official seal this April 23, 2019

[NOTARY SEAL]





NOTARY PUBLIC
My commission expires: 03/14/2020

Real Estate Sales Validation Form

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

Grantor's Name Bobby E. Collier, Sr., as Trustee of the Bobby E. Collier, Sr.
 Mailing Address Management Trust dated September 12, 2016
3472 Tamassee Lane
Birmingham, AL 35226

Grantee's Name Terry J. Davis and Leslie King
 Mailing Address 3 Todd Circle
Alabaster, AL 35007

Property Address 3 Todd Circle
Alabaster, AL 35007

Date of Sale 04/23/2019
 Total Purchase Price \$ 113500.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 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 4/25/19Print Jeff W. Parmer☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/25/2019 03:02:57 PM
 \$22.00 CHARITY
 20190425000136630

Form RT-1