

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was Prepared by:

Send Tax Notice To: Saray Jimenez
Daniel Jimenez

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

106 Windsor Lane
Pelham, AL 35124

File No.: 2019 Jimenez

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Six Thousand Dollars and No Cents (\$46,000.00)**, 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, **Glanna Clary, a married woman and Brenda T. Collier, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Saray Jimenez and Daniel Jimenez**, (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 all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses.

Glanna Clary is the surviving heir of Wilma C. McConnell, deceased having died on or about 14 May 2017. Brenda T. Collier is the surviving of Anthony Collier, Sr., deceased having died on or about 11 Feb 2001; Anthony Collier, Sr. was the son of Wilma C. McConnell. Wilma C. McConnell and Wilma Turner Collier are one and the same person.

\$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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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.

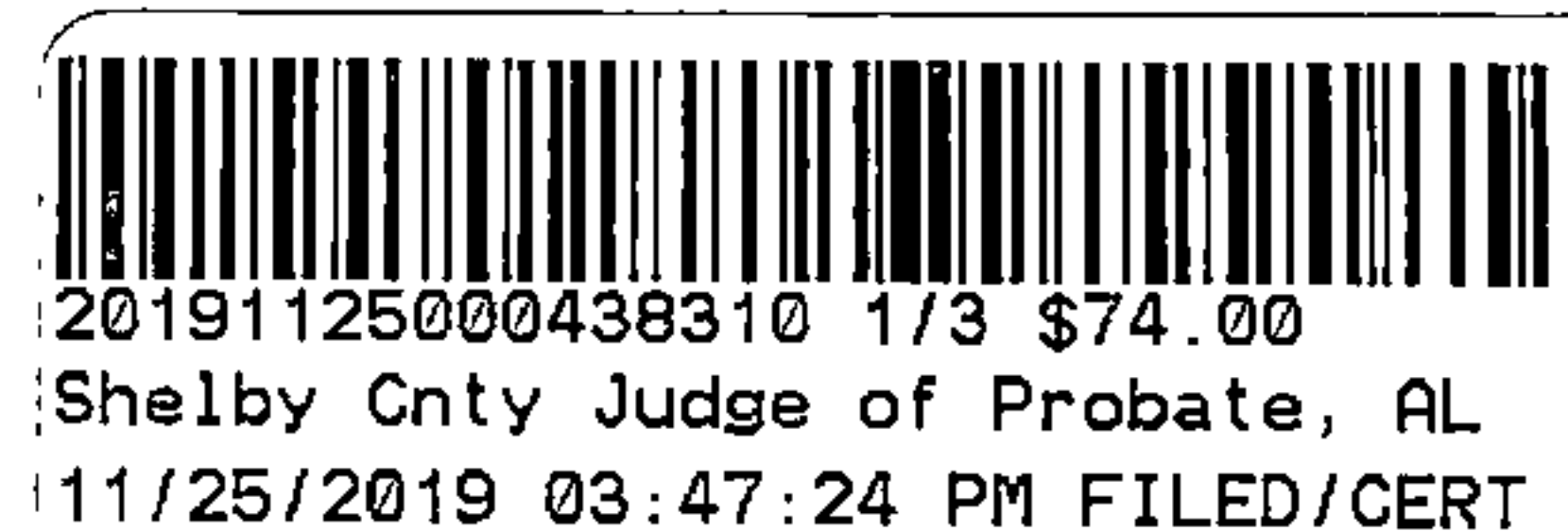
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of November, 2019.

Glanna Clary
Glanna Clary

Brenda T. Collier
Brenda T. Collier

State of Alabama

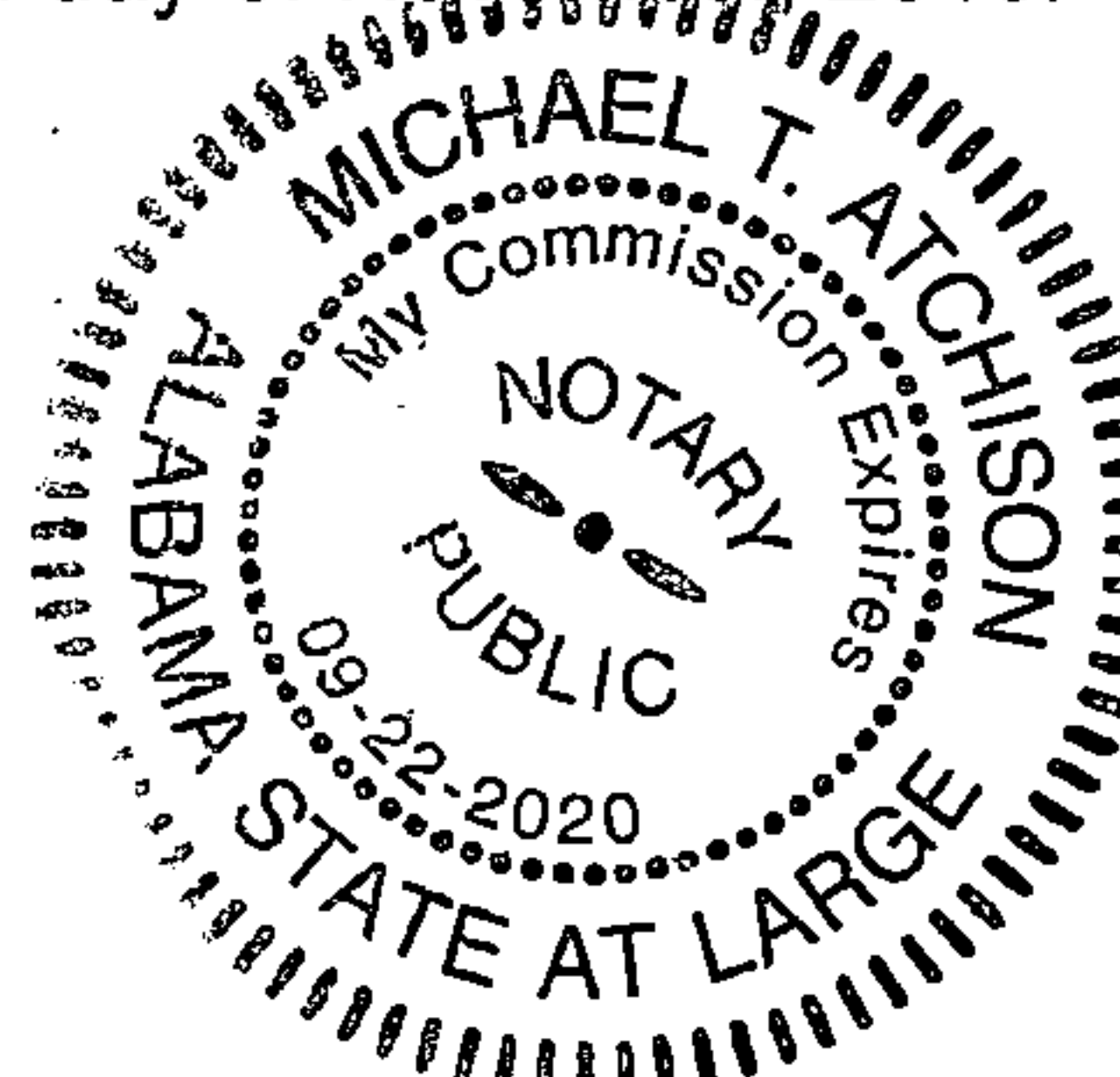
County of Shelby



I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Glanna Clary and Brenda T. Collier, 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 22nd day of November, 2019.

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



Shelby County, AL 11/25/2019
State of Alabama
Deed Tax: \$46.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot #104 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Eng. on October 5, 1965, and being more particularly described as: Begin at the intersection of the Southerly right-of-way line of 2nd Place and the Easterly right-of-way line of Louisville & Nashville Railroad, said right-of-way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southeasterly along said right-of-way line of 2nd Place for 116.14 feet; thence 88 deg. 35 min. 30 sec. right and run Southwesterly for 85.00 feet; thence 91 deg. 24 min. 30 sec. right and run Northwesterly for 133.58 feet to a point on the Easterly right-of-way line Louisville & Nashville Railroad; thence 99 deg. 50 min. 30 sec. right and run Northeasterly along said right-of-way line of Louisville and Nashville Railroad for 89 feet to the point of beginning; situated in Shelby County, Alabama.



20191125000438310 2/3 \$74.00
Shelby Cnty Judge of Probate, AL
11/25/2019 03:47:24 PM 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 Glanna Clary
Brenda T. Collier
Mailing Address 452 Chase Loop Road
Abbeville, AL 35441
Property Address 617 9th Ct.
Alabaster, AL 35007

Grantee's Name Saray Jimenez
Daniel Jimenez
Mailing Address 106 Windsor Lane
Prichard, AL 35124
Date of Sale November 22, 2019
Total Purchase Price \$46,000.00
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
☒ 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 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 November 21, 2019

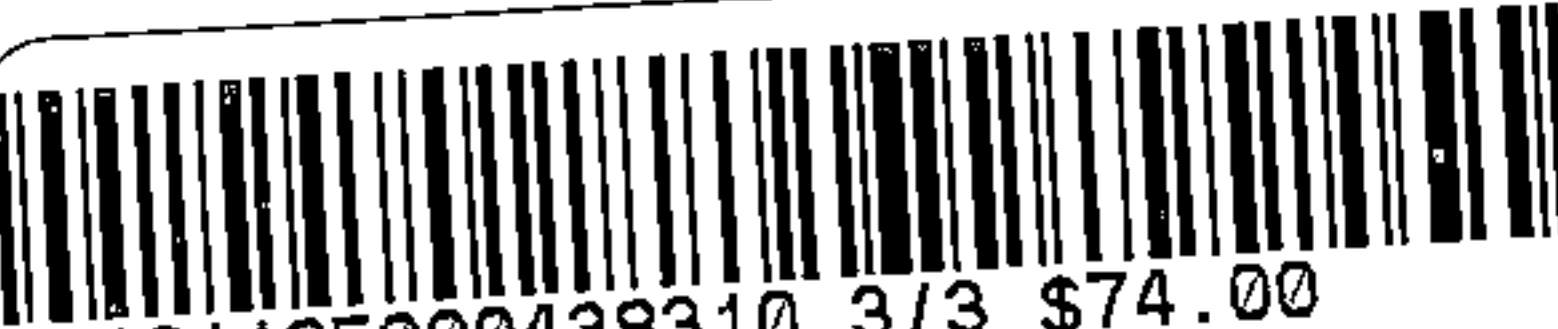
Print Glanna Clary

☐ Unattested

Sign

Glanna Clary
(Grantor/Grantee/Owner/Agent) circle one

(verified by)


20191125000438310 3/3 \$74.00
Shelby Cnty Judge of Probate, AL
11/25/2019 03:47:24 PM FILED/CERT

Form RT-1