

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Peggy J. Collier
4912 Monona Circle
Birmingham, aL 35244
(which is the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF (MULTIPLE) SURVIVORSHIP
TITLE NOT EXAMINED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

That in consideration of Eighty-Three Thousand Two Hundred Fifty and No/100 ---
----- (\$83,250.00) Dollars

(based on assssed value)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Peggy J. Collier, an unmarried woman, Clifton Terry Collier, a married man,
Peggy Nanette Collier, an unmarried woman and Deborah Kay Collier, an unmarried woman

(whose address is the property address)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Peggy J. Collier, Peggy Nanette Collier and Deborah Kay Collier

(whose address is the property address)

(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5, Block 1, according to the Survey of Indian Valley, 4th Sector, as recorded in
Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions, rights-of-way and liens of record.

Peggy J. Collier is the surviving grantee of that certain deed recorded in
Instrument #20030204000066900. The other grantee, Clifton T. Collier, having died
intestate on or about September, 2012. He was survived by his wife, Peggy J. Collier,
and three adult children, namely: Clifton Terry Collier, Peggy Nanette Collier and
Deborah Kay Collier.

TO HAVE AND TO HOLD 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) upon the death of any one of the said grantees the entire interest in said property
shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of
either of the said two survivors, the said property shall vest in the survivor of them and that the
entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if
neither grantee named survives the other or others, such as in the case of death in a common
accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th
day of March, 2020.

Peggy J. Collier (Seal)
Peggy J. Collier

Clifton Terry Collier (Seal)
Clifton Terry Collier

Peggy Nanette Collier (Seal)
Peggy Nanette Collier

Deborah Kay Collier (Seal)
Deborah Kay Collier

STATE OF AL)
COUNTY OF JEFFERSON)

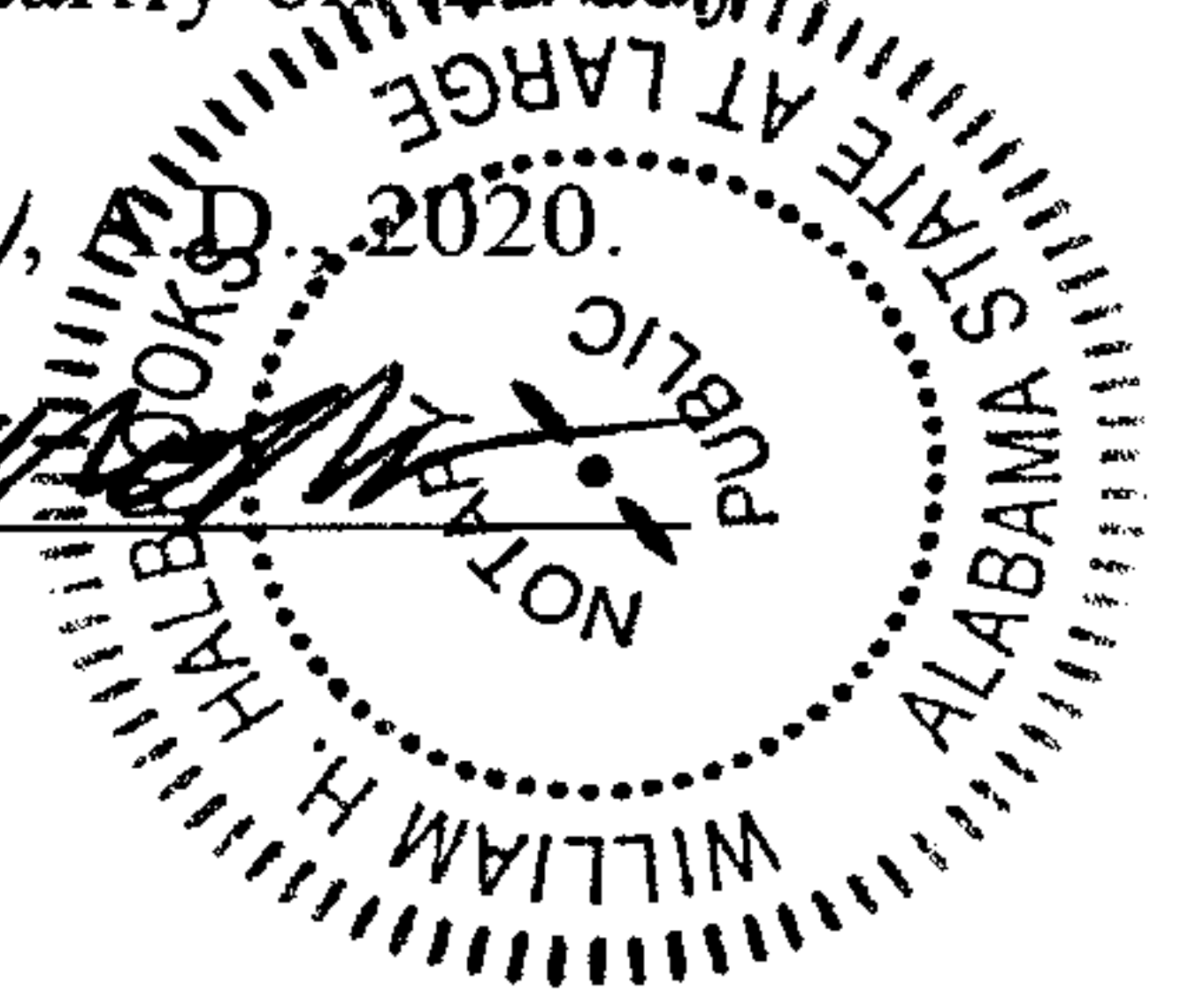
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. 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 25th day of March, A.D., 2020.

My Commission Expires: 4/21/20

William H. Halbrook
Notary Public



STATE OF AL)
COUNTY OF Jefferson)

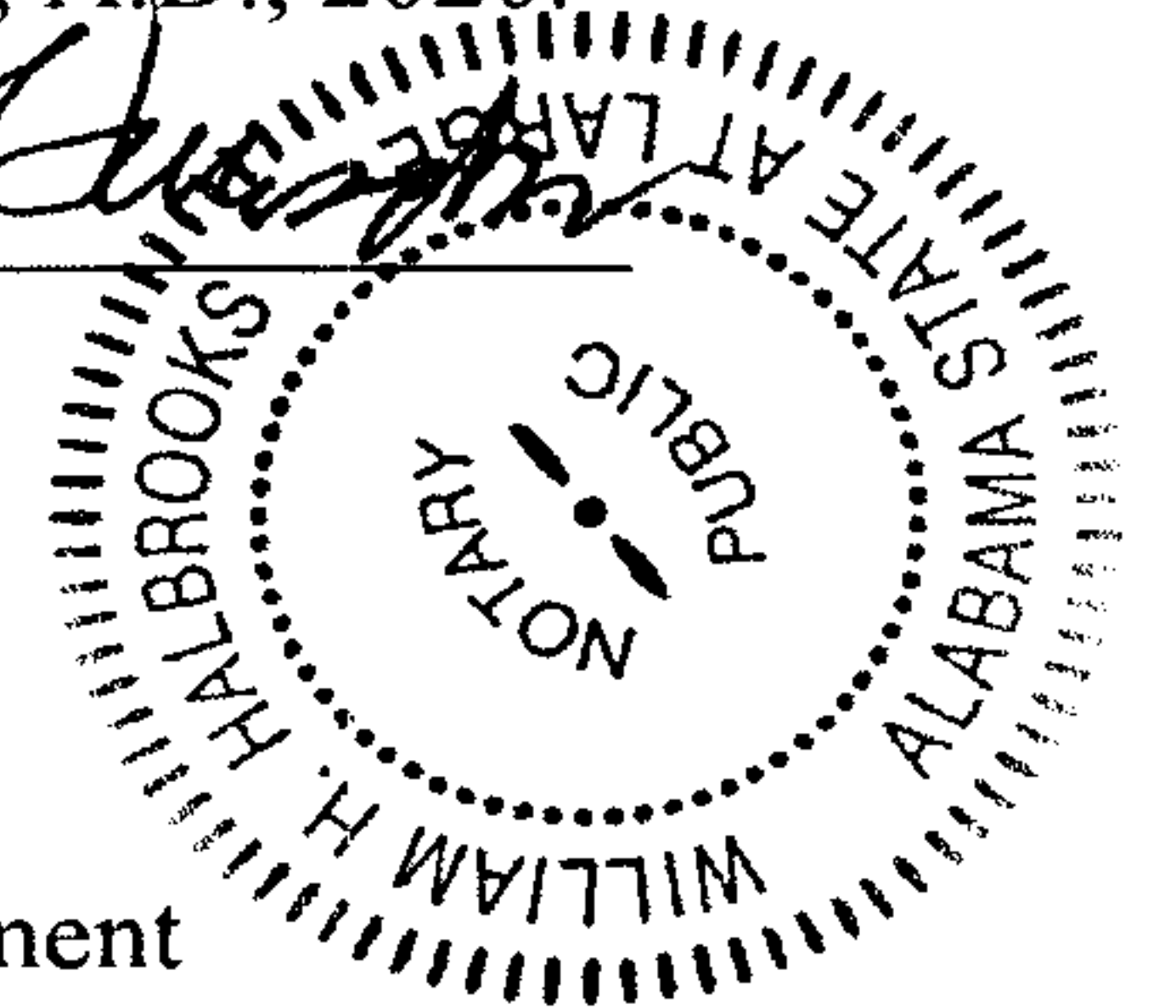
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton Terry 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 25th day of March, A.D., 2020.

My Commission Expires: 4/21/20

William H. Halbrook
Notary Public



STATE OF AL)
COUNTY OF Jefferson)

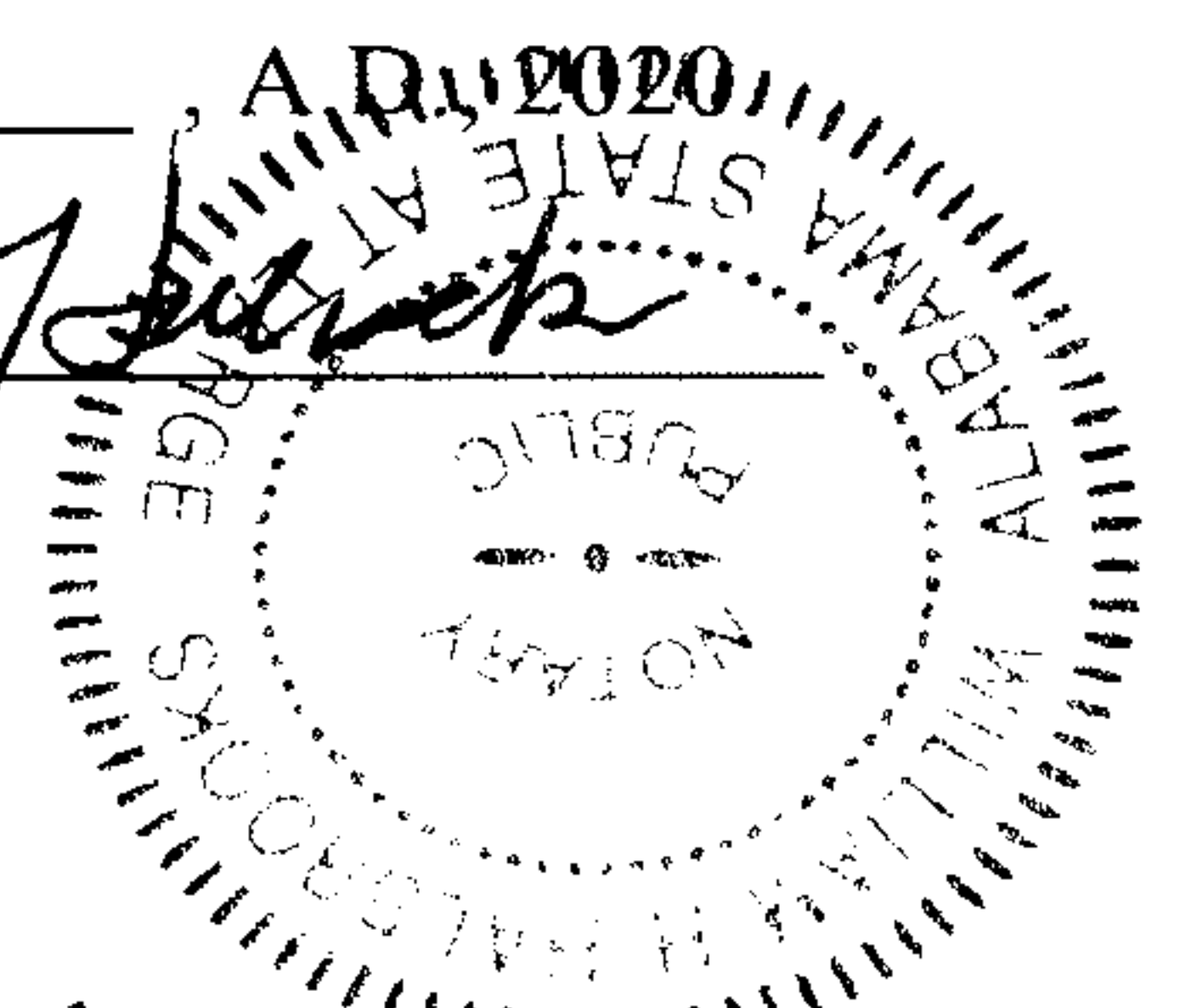
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Nanette 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 25th day of March, A.D., 2020.

My Commission Expires: 4/21/20

William H. Halbrook
Notary Public



STATE OF AL)
COUNTY OF Jefferson)

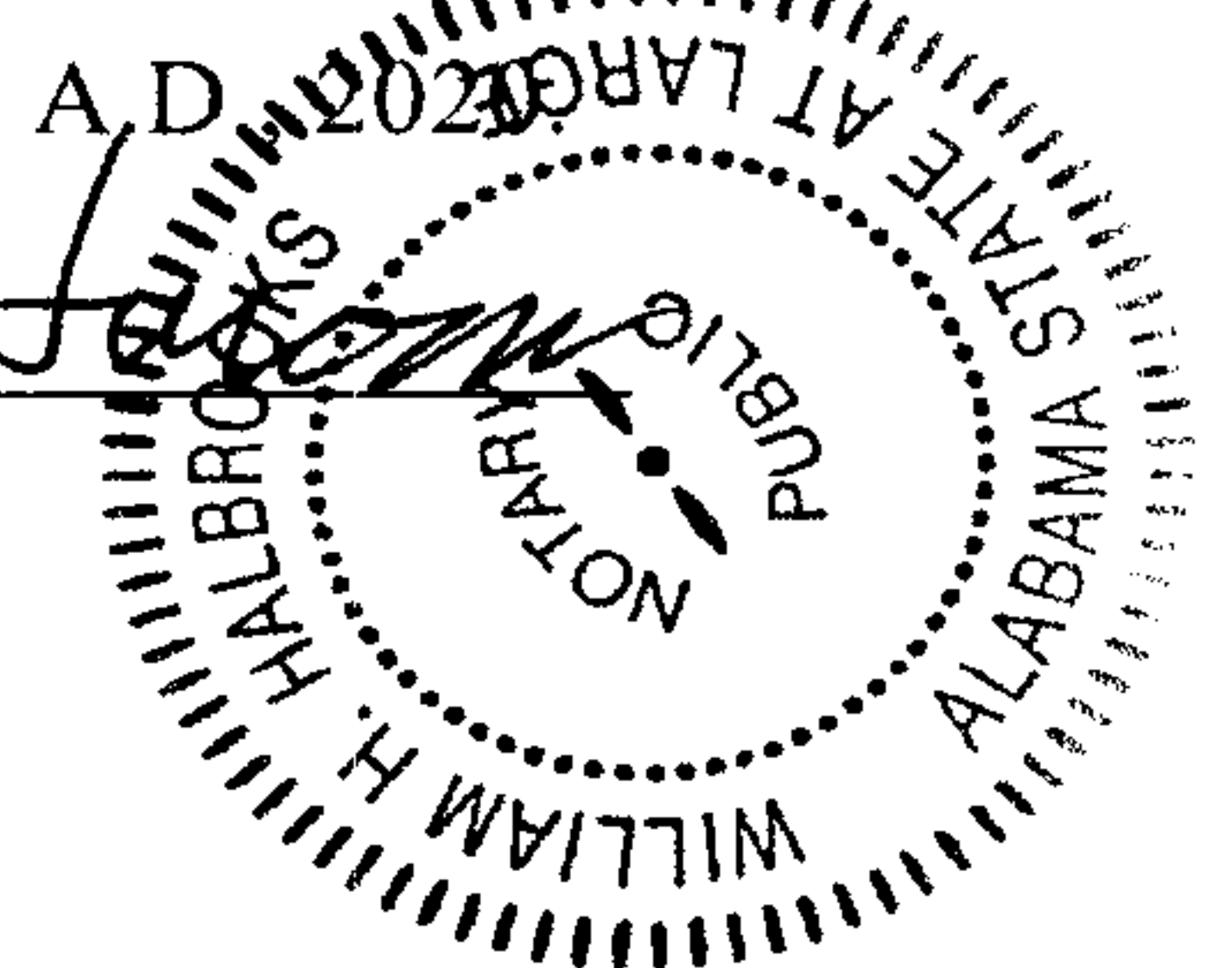
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Kay 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 25th day of March, A.D., 2020.

My Commission Expires: 4/21/20

William H. Halbrook
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2020 11:07:54 AM
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Allen S. Bayl