

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

Send Tax Notice to:
William Strazewski
515 El Camino Real
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY THOUSAND DOLLARS AND NO/00 DOLLARS (\$80,000.00), and other good and valuable considerations to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I, *Janet Okin Collar, a married woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *William and Betsy Strazewski (herein referred to as Grantees)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2018.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3. Property constitutes no part of the homestead of the Grantor herein or her spouse.

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) 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of March, 2018.

Janet Okin Collar
Janet Okin Collar

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Janet Okin Collar*, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2018.

Robbie O. Storey
Notary Public
My Commission Expires: 11-3-2020

EXHIBIT A

All that part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 20 South, Range 1 West, lying on the West side of what is known as the Old Columbiana and Narrows Public Road. Excepting easement to Thomas J. Houston, as described in Deed Book 229, Page 418, in the Probate Office of Shelby County, Alabama. Being a part of that certain deed recorded in Instrument # 20070709000321700, in said Probate Office.

Less and except the following easement:

A 20-foot easement for ingress-egress situated in the Southwest Quarter of the Northwest Quarter of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found axle locally excepted as the Northwest corner of said quarter-quarter section also being the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 20 South, Range 1 West, thence run an assumed bearing of South 00°00'00" East along the West line of said Section 14 Quarter-Quarter section and also along the East line of said Section 15 Quarter-Quarter section for a distance of 586.59 feet to the point of beginning; thence run North 78°38'36" East for a distance of 226.48 feet to the centerline of Chelsea Road and the end of said easement.

All SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West lying Southeast of Shelby County Highway # 333, Situated in Shelby County, Alabama.

EXHIBIT A

All that part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 20 South, Range 1 West, lying on the West side of what is known as the Old Columbiana and Narrows Public Road. Excepting easement to Thomas J. Houston, as described in Deed Book 229, Page 418, in the Probate Office of Shelby County, Alabama. Being a part of that certain deed recorded in Instrument #20070709000321700, in said Probate Office.

All SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West lying Southeast of Shelby County Highway #333, Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Janet Okin Collar
Mailing Address 109 Highway 109
Wilsonville, AL 35186

Grantee's Name William Strazewski
Mailing Address 515 El Camino Real
Chelsea, AL 35043

Property Address Vacant Lot
Columbiana, AL 35051

Date of Sale March 1, 2018
Total Purchase Price \$80,000.00

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
XX 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 March 1, 2018

Print Janet Okin Collar

 Unattested

Sign Janet Okin Collar
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2020 10:49:30 AM
\$111.00 JESSICA
20201215000574950

Allen S. Bayl