

Send tax notice to:
Adams Realty, LLC
5772 Chestnut Trace
Birmingham, AL 35244
HOV2000846

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 **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Megan B. Collins and Rodney J. Collins Jr., a married couple whose mailing address is: 180 Rowntree Path; Helena, AL 35080** (hereinafter referred to as "Grantor"), by **Adams Realty, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

All of Lot 83 and a part of Lot 82, according to the Survey and Map of a Resubdivision of Lots 82, 83 and 84, Braelinn Village Phase IV, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 14, Page 37, and being more particularly described as follows: Beginning at the most Easterly corner of said Lot 82, which is a common corner with Lot 83 of said Resubdivision and also being on the West right of way line of O'Connor Court, run North 57 degrees, 07 minutes 13 seconds West along the common line between said Lots 82 and 83 for a distance of 80.0 feet; thence turn an angle to the left of 39 degrees 25 minutes 01 seconds and run in a Southwesterly direction for a distance of 87.57 feet to an existing iron pin being a common corner of said Lots 82 and 83; thence turn an angle to the left of 161 degrees 11 minutes 33 seconds and run in a Southeasterly direction for a distance of 70.50 feet to an existing iron pin; thence turn an angle to the right of 7 degrees 28 minutes 51 seconds and run in a Southeasterly direction for a distance of 60.36 feet to an existing iron pin; thence turn an angle to the left of 21 degrees 58 minutes 20 seconds and run in a Southeasterly direction for a distance of 28.75 feet to the Point of Beginning; being situated in Shelby County, Alabama

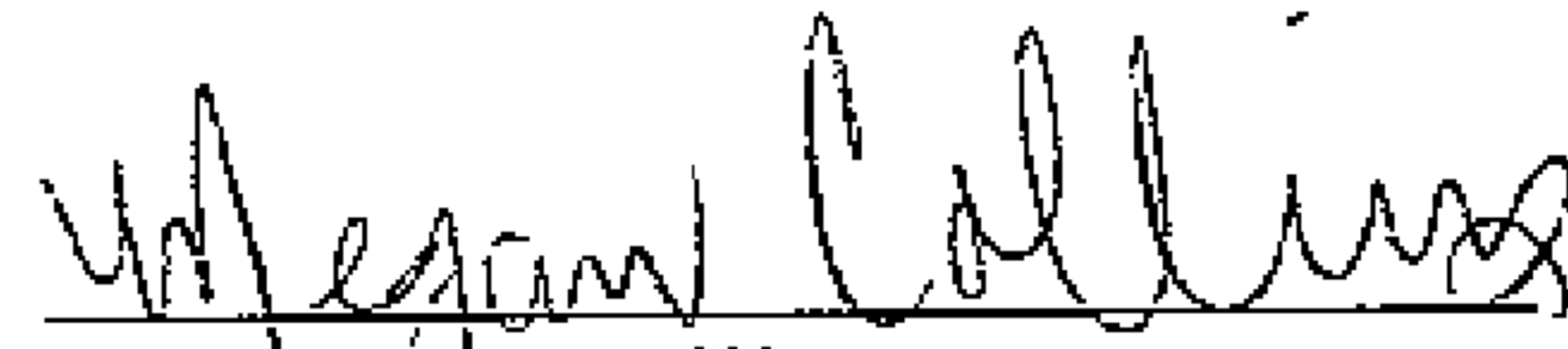
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

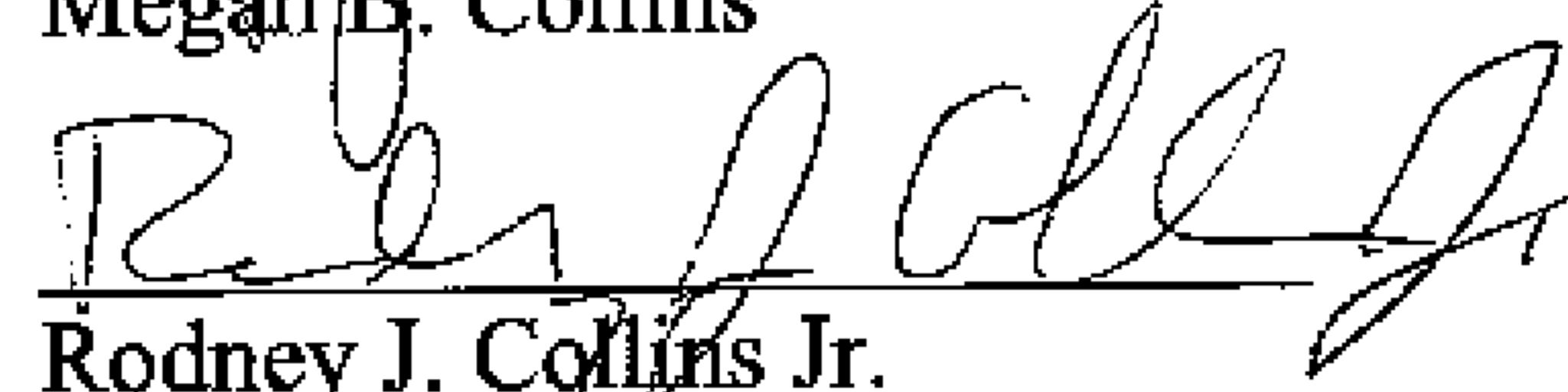
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of

said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 28th day of January, 2021.



Megan B. Collins

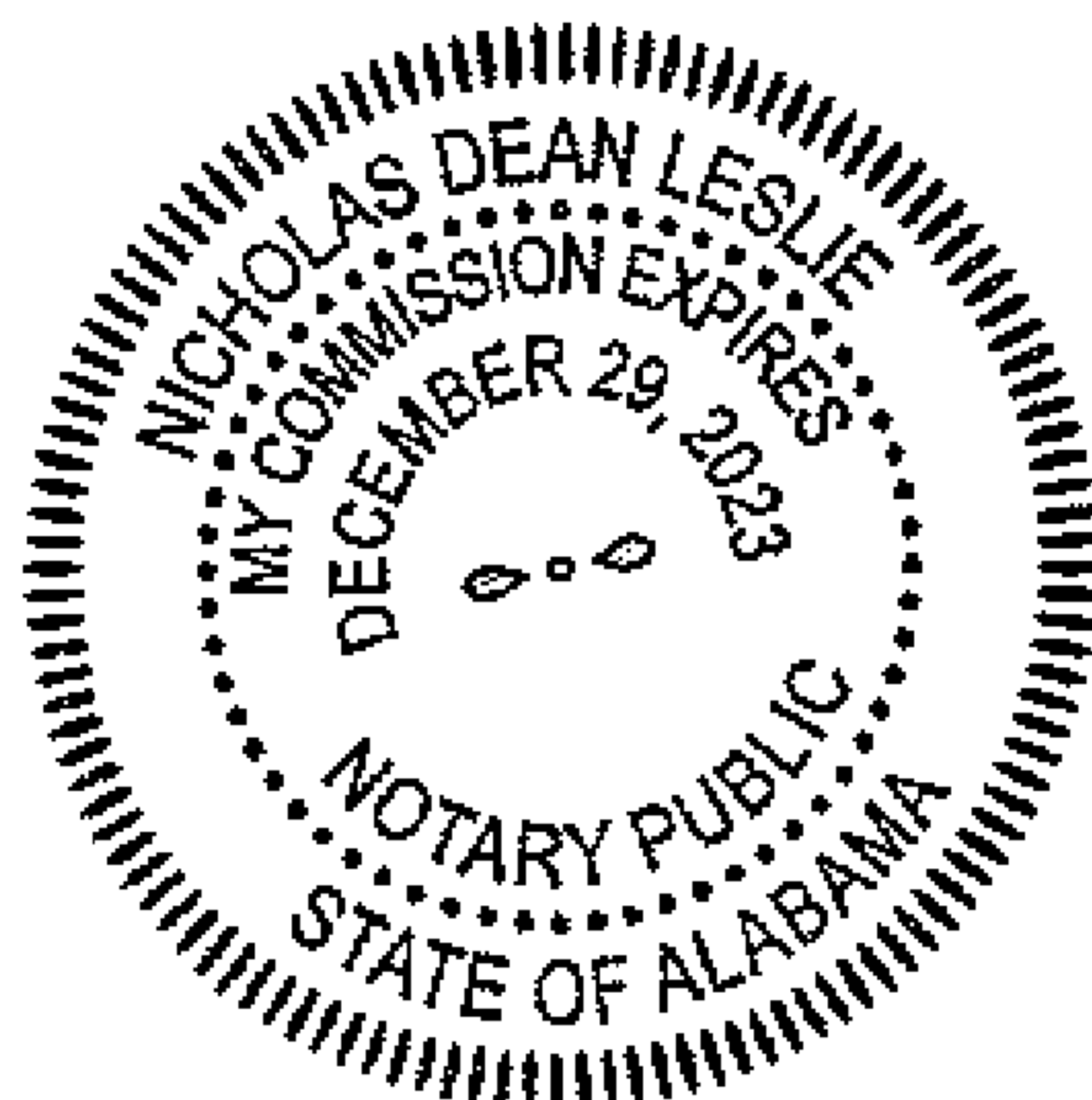


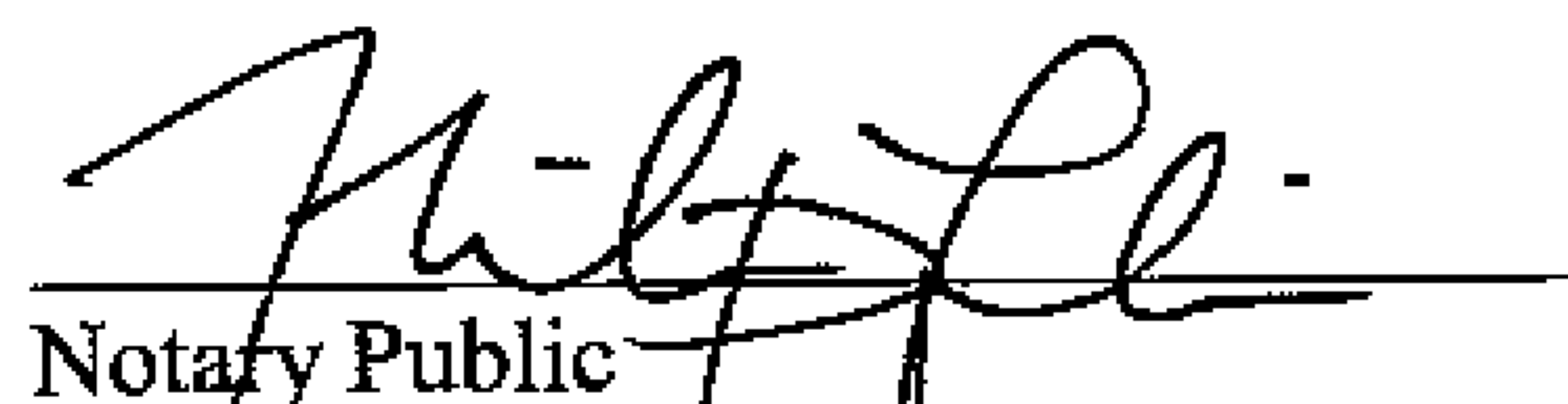
Rodney J. Collins Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Megan B. Collins and Rodney J. Collins Jr., whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28th day of January, 2021




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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