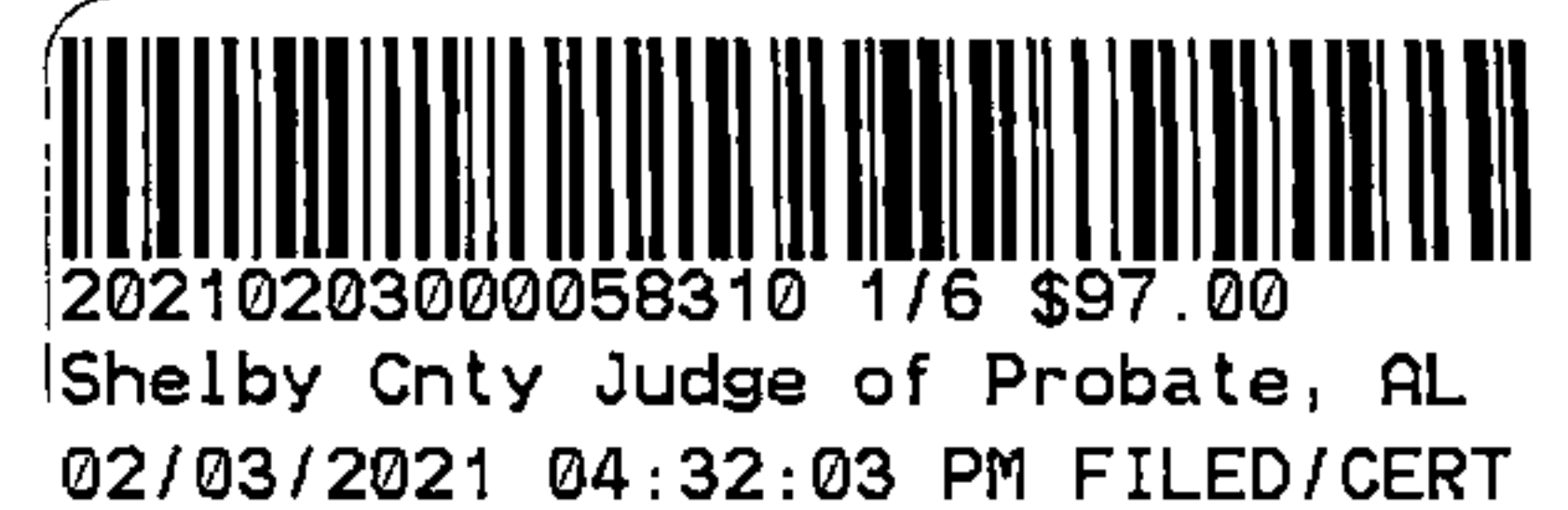


58,970

WARRANTY DEED



This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Sam Collins, Jr
150 Comanche St, Apt 15
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Shelby County, AL 02/03/2021
State of Alabama
Deed Tax: \$59.00


Know all men by these presents, that in consideration of love and affection, and to settle a family estate, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **HALLIE MARIE COLLINS COHILL**, a widow, of 440 Simmsville Rd, Alabaster, AL 35007; **BEATRICE COLLINS THREATT**, a widow, of 181 Myrtle Drive SW, Apt 301, Atlanta, GA 30311; and **SAM COLLINS, JR**, an unmarried man, of 150 Comanche Street, Apt 15, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **SAM COLLINS, JR AND CHARLOTTE L WARD**, an unmarried woman, of 150 Comanche St, Apt 15, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 129 Greenbrier Trail, Alabaster, AL 35007, more particularly described as:

Commence at a point on the S line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, §36, Twp 20S, R3W where the same crosses the W right of way line of Simmsville Road (Shelby County Highway 11), and run thence W along the S line of said twenty acres 210 feet to the SW corner of the A N Pierce lot for a point of beginning: Thence run N along the W line of said Pierce lot 420 feet; thence run W 210 feet; thence run S 420 feet; thence run E along the S line of said twenty acres 210 feet to the point of beginning, being situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, §36, Twp 20 S, R3W.

Assigned property tax identification number 13 7 36 3 001 50 by the Shelby

County Alabama Revenue Commissioner


20210203000058310 2/6 \$97.00
Shelby Cnty Judge of Probate, AL
02/03/2021 04:32:03 PM FILED/CERT

Source of title: A warranty deed from James Bundy and wife Alice Bush Bundy to Sammy Collins and Vinnie Collins, executed 04 February 1970 and recorded on 12 February 1970 at deed book 261, page 229 in the Shelby County Alabama Probate Office. Grantors herein are all the surviving children of the said Sammy Collins (aka Sammie Collins) who died 19 February 1972 at Shelby Memorial Hospital and Vinnie Collins, (aka Nell Vinnie Collins) who died 16 February 2009 in Atlanta, GA.

The property has been appraised at **\$58,970** by the Shelby County Revenue Commissioner in 2020.

It is the intent of this instrument to convey all property acquired in the source deed, whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

HALLIE MARIE COLLINS COHILL, BEATRICE COLLINS THREATT, AND SAM COLLINS, JR, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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 set our hands and seals, this 27 July 2020.

Witness:

Hallie Marie Collins Cohill (Seal)
HALLIE MARIE COLLINS COHILL

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Hallie Marie Collins Cohill, Beatrice Collins Threatt, and Sam Collins, Jr, whose name is signed to the foregoing conveyance, and who is (made) 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 ~~July 2020~~ August 12, 2020

Kendrick J Mack
Notary public

8/12/20

KENDRICK J MACK
Notary Public
Alabama State at Large

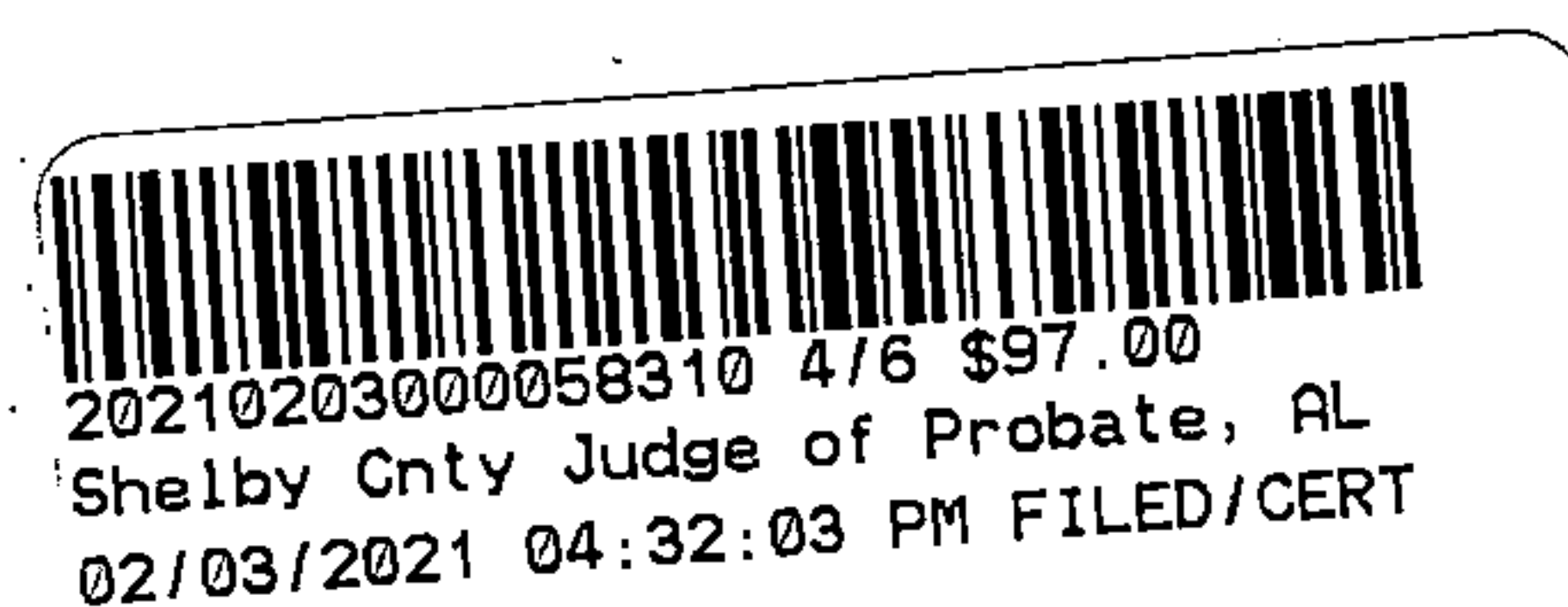
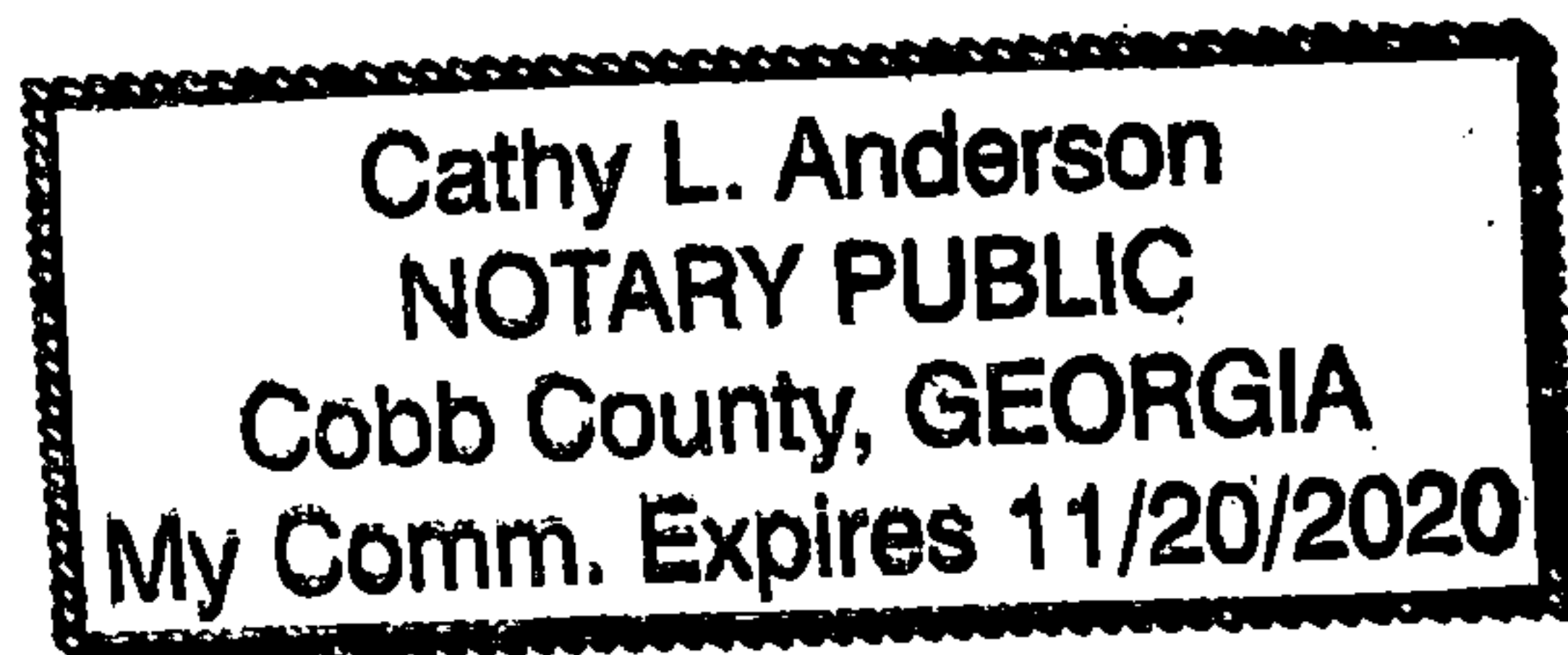
20210203000058310 3/6 \$97.00
Shelby Cnty Judge of Probate, AL
02/03/2021 04:32:03 PM FILED/CERT

Beatrice C. Threath (Seal)
BEATRICE COLLINS THREATT

I, the undersigned notary public for the State of Georgia at Large, hereby certify that Beatrice Collins Threath, whose name is signed to the foregoing conveyance, and who is (made) 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 July 2020.

Cathy L. Anderson
Notary public



Steve Sears

Sam Collins Jr. (Seal)
SAM COLLINS, JR

State of Alabama)
County of Shelby)

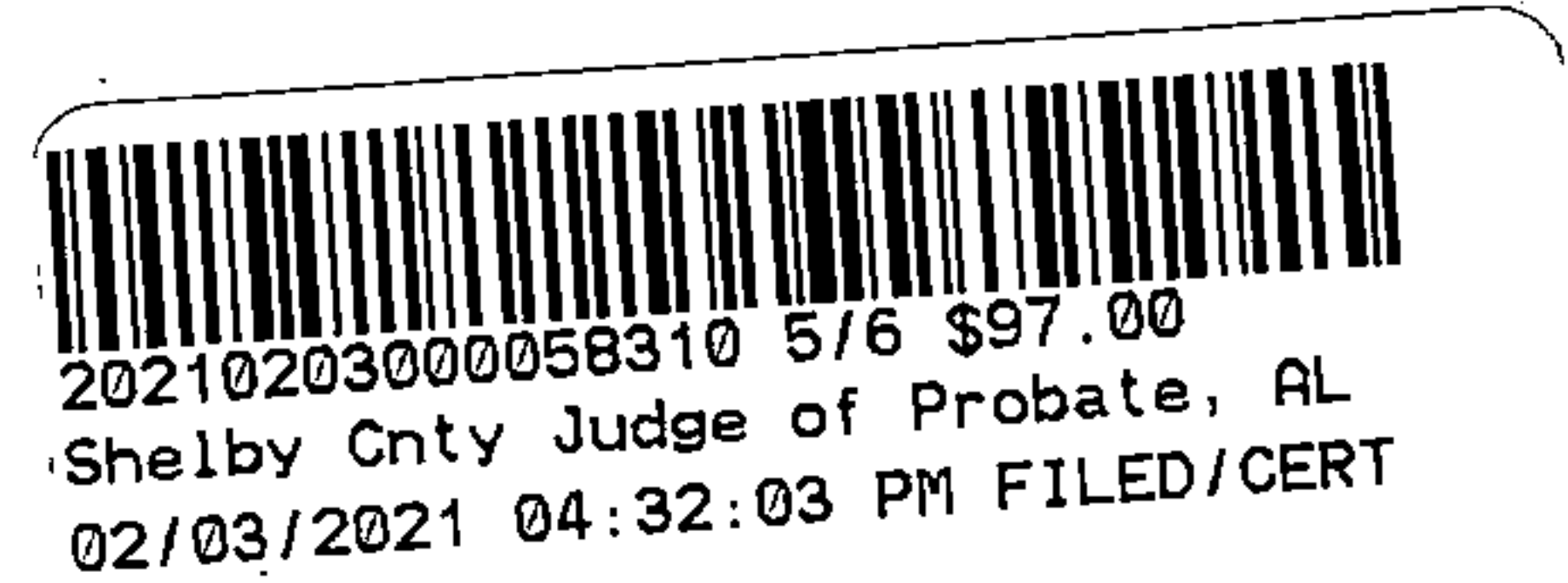
I, the undersigned notary public for the State of Alabama at Large, hereby certify that Sam Collins, Jr, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 July 2020.

Steve Sears

Notary public

My commission expires 22 March 2022



Steve Sears

Sam Collins Jr. (Seal)
SAM COLLINS, JR

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Sam Collins, Jr, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 July 2020.

Steve Sears

Notary public

My commission expires 22 March 2022

20210203000058310 6/6 \$97.00
Shelby Cnty Judge of Probate, AL
02/03/2021 04:32:03 PM FILED/CERT