



20210209000068120 1/4 \$79.50
Shelby Cnty Judge of Probate, AL
02/09/2021 03:25:13 PM FILED/CERT

This instrument was prepared without evidence of title or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Dinatta Collins, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Dinatta Collins, James C. Collins, James K. Collins, and Patrice A., Collins (herein referred to as GRANTEES) for and during their joint lives and upon the death of any one of them, then to the survivors of them as joint tenants with right of survivorship; and upon the death of any one of the remaining joint tenants, then to the survivors of them as joint tenants with right of survivorship; and upon the death of either of the remaining joint tenants, then to the survivor in fee simple, all of my undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

LESS AND EXCEPT the real estate conveyed to Janet L. O'Neal and Richard O'Neal by deed recorded as Instrument # 20111017000307530 in the Probate Office of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any one of them, then to the survivors of them as joint tenants with right of survivorship; and upon the death of any one of the remaining joint tenants, then to the survivors of them as joint tenants with right of survivorship; and upon the death of either of the remaining joint tenants, then to the survivor forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3 day of February, 2021.

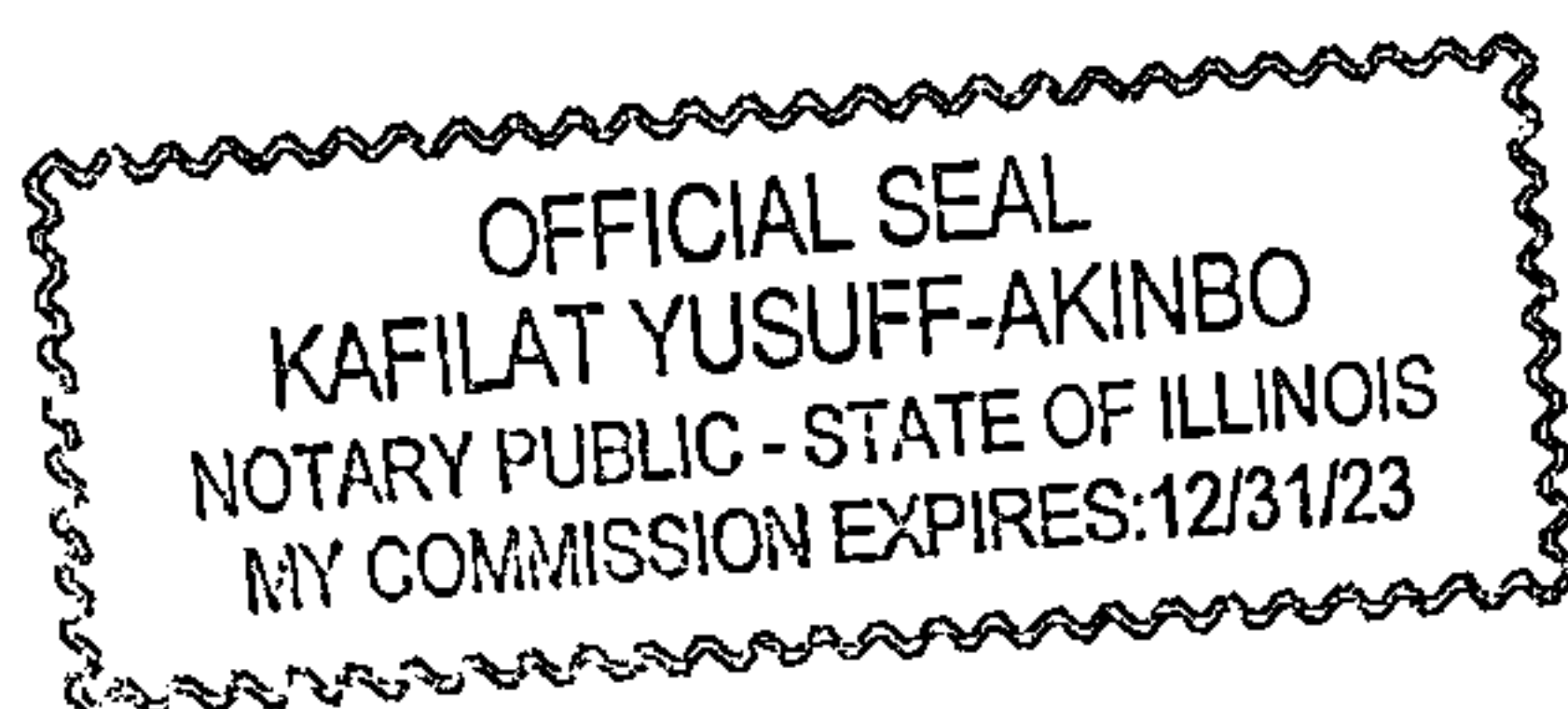
Dinatta Collins
Dinatta Collins

STATE OF IL
COUNTY OF COOK


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dinatta Collins, 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 3rd day of February, 2021.



Kafilat Yusuff-Akinbo
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated partly in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and partly in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East and being more particularly described as follows:
Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East as the point of beginning; thence, run North 89 deg. 29 min. 40 sec. East along the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1313.37 feet; thence, run North 89 deg. 11 min. 46 sec. East along the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1098.52 feet; thence, run South 01 deg. 03 min. 28 sec. West 210.00 feet; thence, run North 89 deg. 11 min. 46 sec. East 210.00 feet; thence, run South 01 deg. 03 min. 28 sec. West 1100.29 feet; thence, run North 89 deg. 42 min. 37 sec. West 1177.72 feet to the Northerly ROW of Norfolk-Southern RR; thence, run North 66 deg. 20 min. 24 sec. West along said ROW 997.60 feet; thence, run South 24 min. 30 min. 11 sec. West along said ROW 24.65 feet; thence, run North 66 deg. 21 min. 08 sec. West along said ROW 381.93 feet; thence, run North 23 deg. 38 min. 52 sec. East along said ROW 102.33 feet to a curve to the right having a radius of 2814.79 feet and a delta of 03-50-53; thence, turn left and run along said curve to the right which has a chord bearing of North 76 deg. 53 min. 44 sec. West 189.04 feet to the West line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; thence, run North 00 deg. 16 min. 46 sec. West along said West line 606.47 feet to the Point of Beginning. Less and except the ROW of County Roads No. 483, 479 and Keller Lane. Containing 62.90 acres more or less.

SUBJECT TO a 60 foot easement for ingress, egress and utilities over the above described property, the South line of which is described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East as the Point of Beginning; thence, run South 00 deg. 16 min. 46 sec. East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 60.00 feet; thence, run North 89 deg. 29 min. 40 sec. East 1778.44 feet to the Westerly ROW of Shelby County Road No. 483 and the end of said easement.



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Real Estate Sales Validation Form

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

Grantor's Name Dinatta Collins
Mailing Address 3322 Willow Lane
Markham, IL 60428

Grantee's Name see deed
Mailing Address 3322 Willow Lane
Markham, IL 60428

Property Address Hwy 483
Vincennes, AL

Date of Sale 2/3/21
Total Purchase Price \$

Shelby County, AL 02/09/2021
State of Alabama
Deed Tax: \$46.50

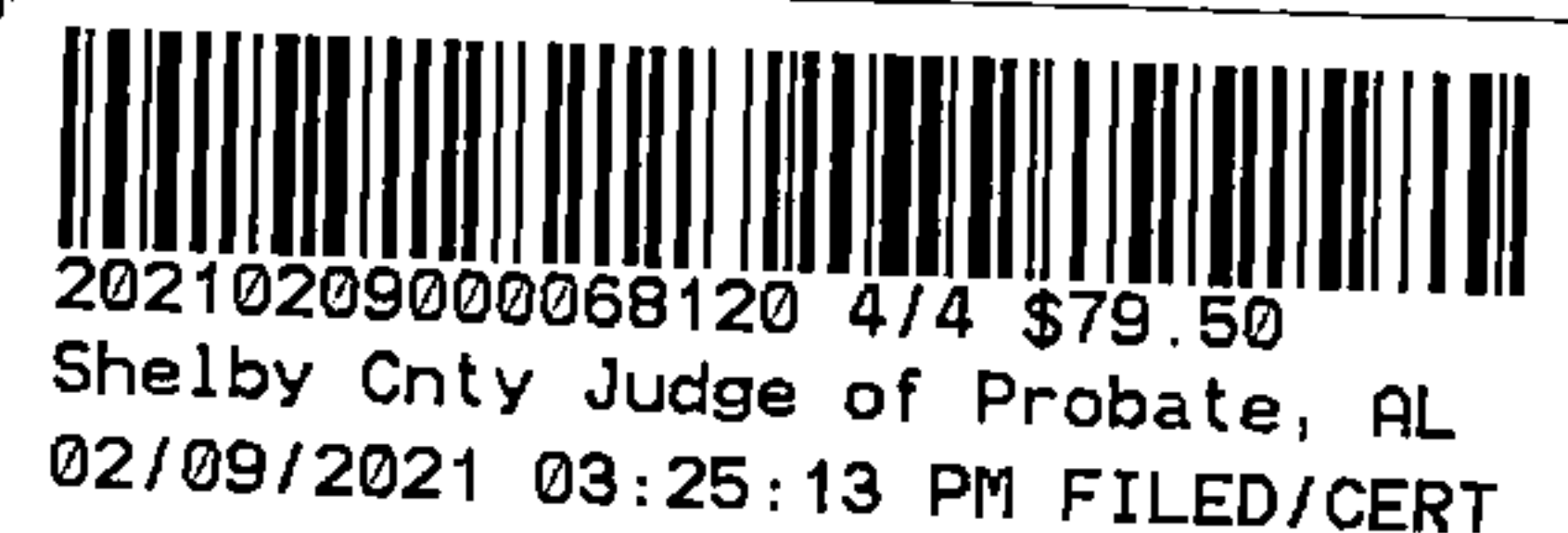
or
Actual Value \$

or
 $\frac{1}{4}$ Assessor's Market Value \$ 46,500

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 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 2/9/21

Print William R. Justice

☐ Unattested

Sign William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one