

Send Tax Notice to:

2568 Hwy 93
Helena AL 35080

20210308000115030

03/08/2021 03:58:35 PM

DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Forty-seven Thousand Five Hundred and 00/100 Dollars (\$247,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Chad Aaron Collum and Kelsey King Collum, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1144 silver creek lane Alabaster, AL 35007 grant, bargain, sell and convey unto **Thomas G. Littleton and Karen Littleton** herein referred to as grantees) whose mailing address is 2568 Hwy 93 Helena AL 35080 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address **1008 Independence Ct. Alabaster, AL 35007** to wit:

Lot 18, according to the Map and Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, exccutors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4 day of March, 2021

Chad Aaron Collum
Chad Aaron Collum

Kelsey King Collum
Kelsey King Collum

STATE OF Alabama

Tetters COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Chad Aaron Collum and Kelsey King Collum** 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 this conveyance, he /she/They executed the same voluntarily.

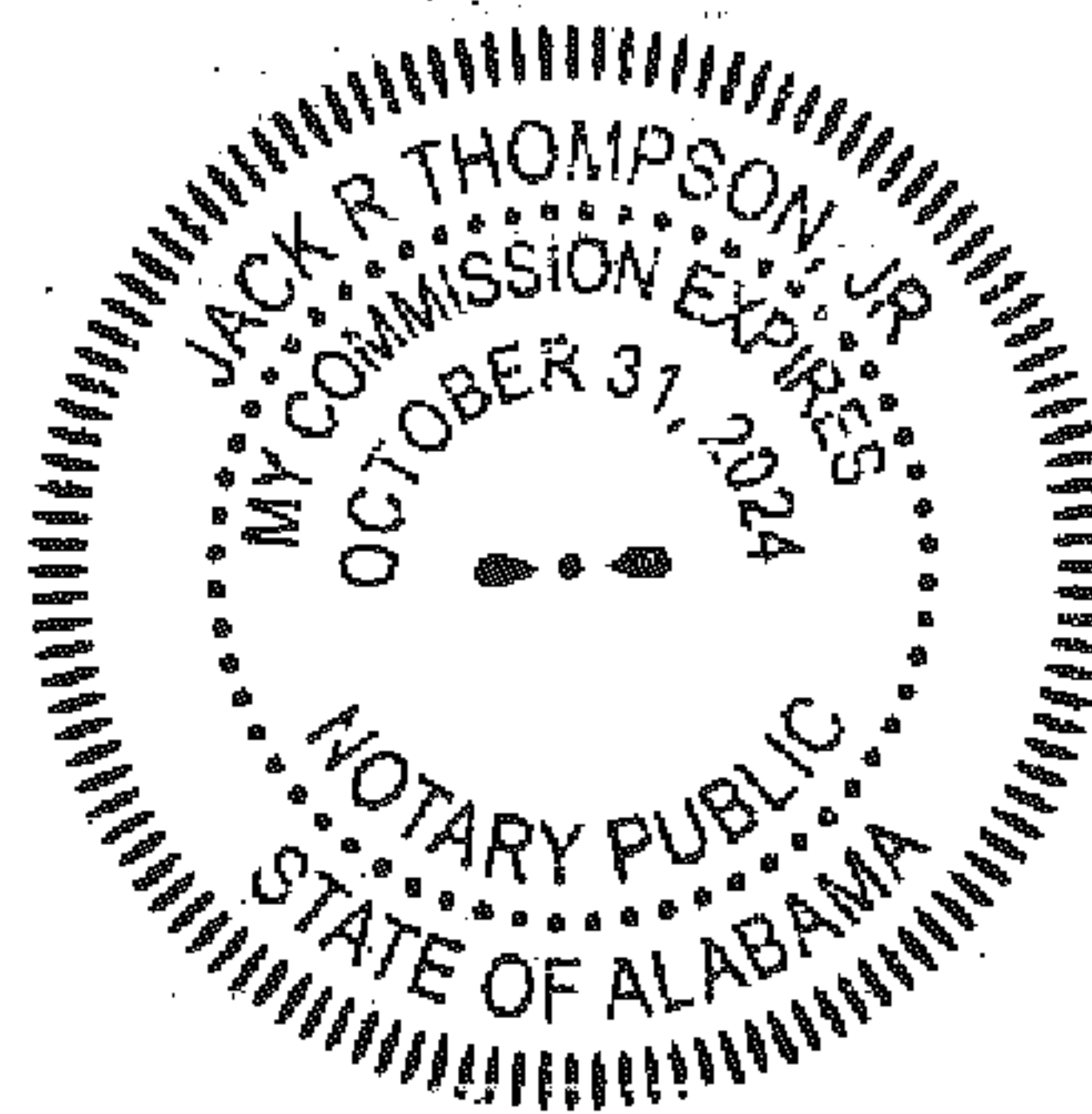
WITNESS my hand and official seal in the county and state aforesaid this the 4th day of March, 2021

My Commission Expires:

10/31/2024
[Signature]
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB2174A



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2021 03:58:35 PM
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Allen S. Bayl