

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 24th day of May, 2021.



JUDY H. COLLINS



WILLIAM HUGH PITTS, JR.

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JUDY H. COLLINS** and **WILLIAM HUGH PITTS, JR.**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of May, 2021.

NOTARY PUBLIC
My commission expires:

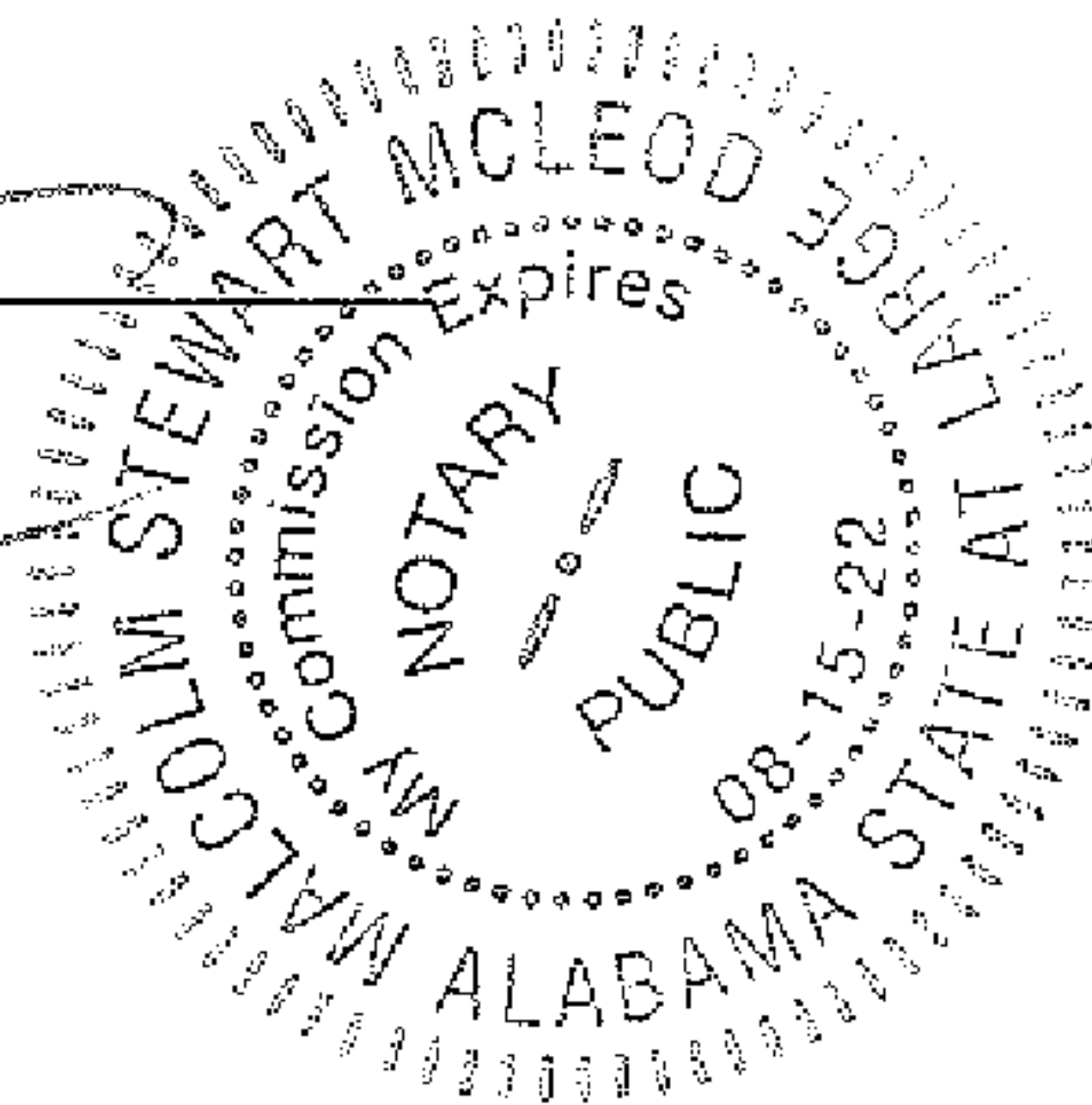


EXHIBIT "A"

Lot 8, and all that part of Lot 14, lying north of Crest Road and northwest of a fence along the south side of Cinder Road, also known as McKelvey's Drive, leading northeasterly from Crest Road to the Wallace C. Hopkins dwelling, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, page 11, in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT the following:

Commence at an iron stake, the northwest corner of Lot 9 in the Survey of Cahaba River Estates; thence easterly 17.5 feet, more or less, along the north boundary of Lot 9 to a point where said boundary line intersects a fence, which point is the point of beginning of the excepted parcel; thence continuing east along said boundary line 80.5 feet to the east edge of a stone wall curb; thence north along said east edge of said wall curb 10 inches to its northeast corner; thence westerly along the north edge of wall curb and the following curve of fence 80 degrees 10 minutes more or less to the point of beginning.

Also a non exclusive easement for ingress and egress over and across the property more particularly described as follows: an easement for ingress and egress being 40 feet in width lying 20 feet on either side of the north line of Lot 8 according to the Survey of Cahaba River Estates as recorded in Map Book 3, Page 11 and lying within Lot 7 of said survey.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name JUDY H. COLLINS and WILLIAM HUGH PITTS, JR.Grantee's Name JUDY HALL COLLINS and WILLIAM HUGH PITTS JR. and HAROLD L. COLLINS, IIMailing Address 1147 CAHABA RIVER ESTATES HOOVER, AL 35244-4438Mailing Address 1147 CAHABA RIVER ESTATES HOOVER, AL 35244-4438Property Address 1147 CAHABA RIVER ESTATES HOOVER, AL 35244-4438Date of Sale May 24, 2021

Total Purchase Price _____

or

Actual Value \$534,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other deed

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).

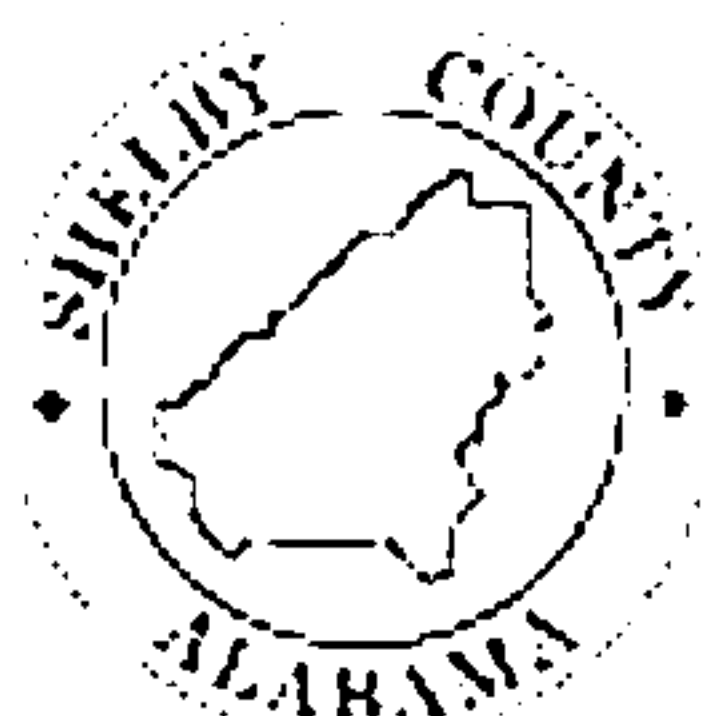
Date May 24, 2021Print Malcolm S. McLeodUnattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 210503



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/01/2021 12:15:54 PM
 \$565.00 JOANN
 20210601000265510

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl