

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-27291

Send Tax Notice To: John C. Collins
Patty C. Collins

3400 Hwy 51
Wilsonville, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Dollar and No Cents (\$1.00)**, 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 whereof is acknowledged, I or we, **Robert Bryce Collins, Jr., a married man, David Milton Collins, a married man, and John Christopher Collins and wife Patty C. Collins** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John C. Collins and Patty C. Collins**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


Property constitutes no part of the homestead of Robert Bryce Collins, Jr., David Milton Collins and their spouses.

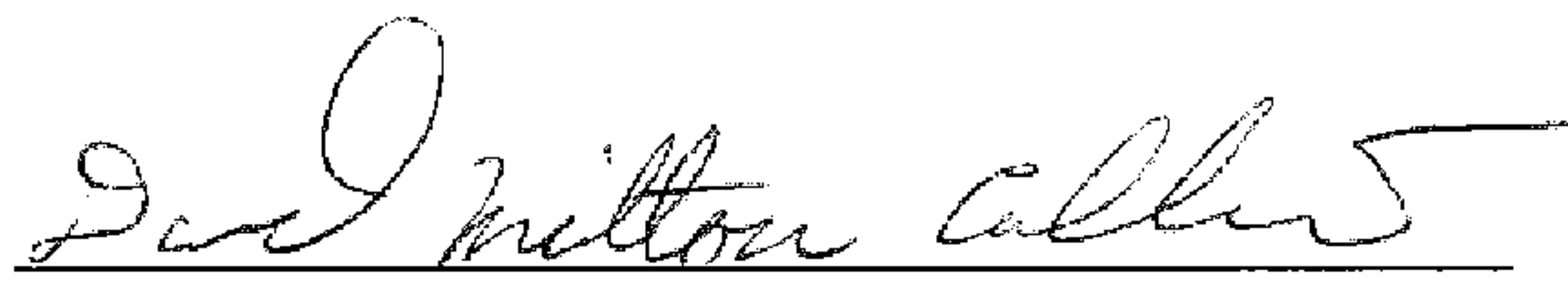
\$143,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of June, 2021.


Robert Bryce Collins, Jr.


David Milton Collins


John Christopher Collins


Patty C. Collins

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Robert Bryce Collins, Jr., David Milton Collins, John Christopher Collins and Patty C. Collins, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 2021.


Notary Public, State of Alabama

My Commission Expires: 11-13-2023

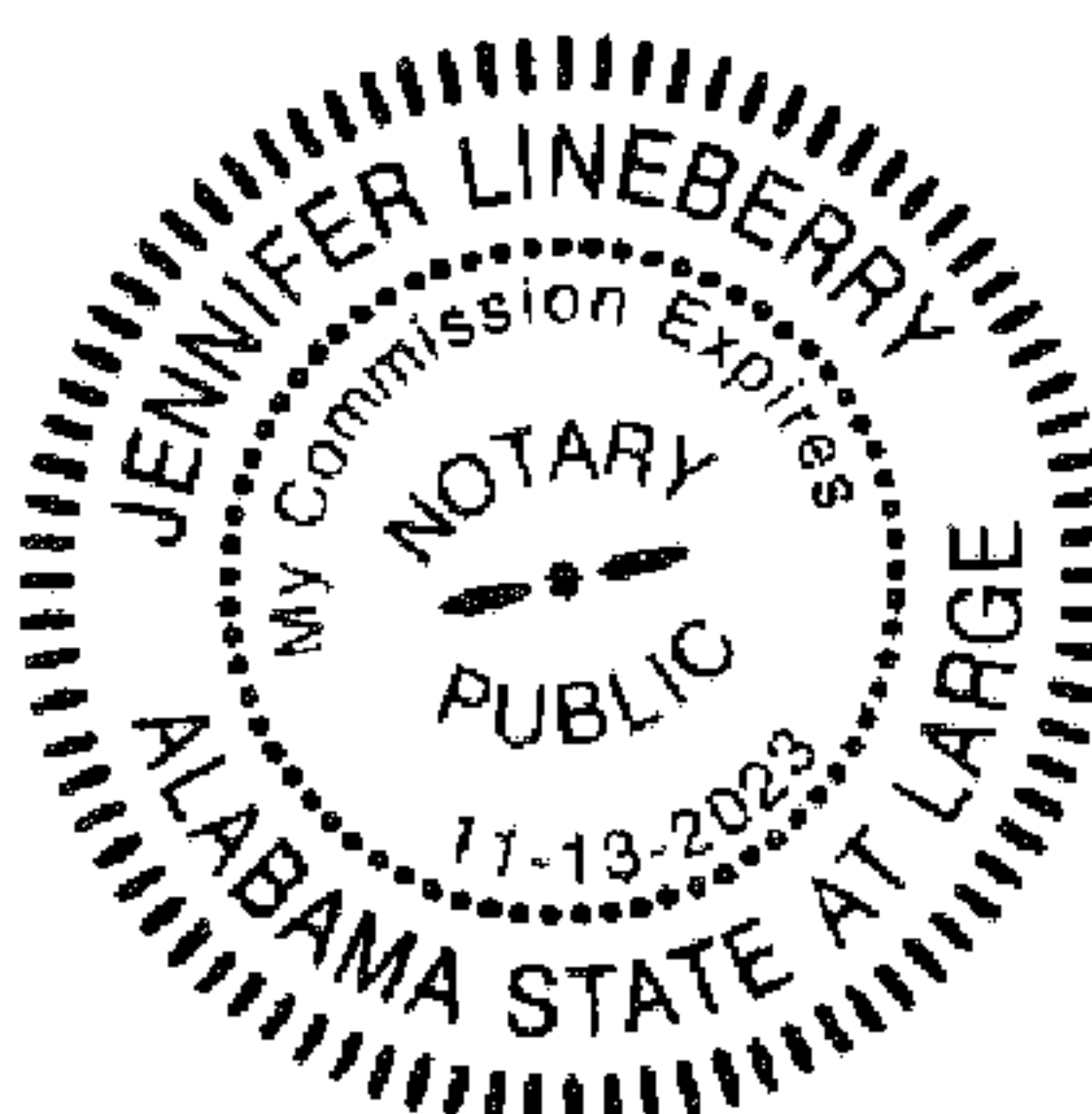


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the NE corner of the NW 1/4 of the NE 1/4 Section 10, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 38 seconds West a distance of 659.57 feet; thence South 88 degrees 26 minutes 47 seconds West a distance of 271.38 feet; thence South 01 degree 08 minutes 29 seconds West a distance of 200.00 feet; thence North 88 degrees 51 minutes 31 seconds West a distance of 356.79 feet to the easterly R.O.W. line of Shelby County Highway 51; thence South 02 degrees 48 minutes 08 seconds West and along said R.O.W. line a distance of 20.00 feet to the POINT OF BEGINNING; thence continue South 02 degrees 48 minutes 08 seconds West and along said R.O.W. line a distance of 224.06 feet to a curve to the left, having a radius of 460.00 feet, subtended by a chord bearing South 01 degree 17 minutes 20 seconds West, and a chord distance of 24.30 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 24.30 feet; thence South 00 degrees 13 minutes 28 seconds East and along said R.O.W. line a distance of 185.65 feet; thence South 89 degrees 35 minutes 30 seconds East and leaving said R.O.W. line a distance of 529.92 feet; thence North 00 degrees 18 minutes 06 seconds East a distance of 417.89 feet; thence North 85 degrees 39 minutes 17 seconds West a distance of 165.21 feet; thence North 88 degrees 51 minutes 31 seconds West a distance of 356.66 to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al. Reg. #21784 dated April 9, 2021.

Real Estate Sales Validation Form

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

Grantor's Name	John Christopher Collins	Grantee's Name	John C. Collins
Mailing Address	<u>3400 Hwy 51</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>Patty C. Collins</u> <u>3400 Hwy 51</u> <u>Wilsonville, AL 35057</u>
Property Address	<u>3400 Highway 51</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>June 17, 2021</u>
		Total Purchase Price	<u>\$143,800.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	Closing Statement		

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 of 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).

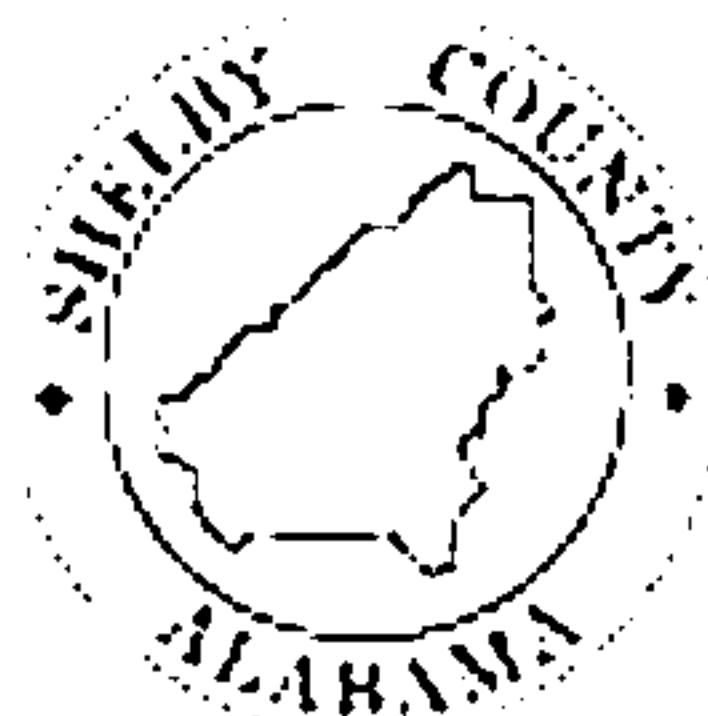
Date June 15, 2021

Print John C. Collins

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2021 12:59:22 PM
\$31.00 BRITTANI
20210622000303690

Form RT-1

Alvin S. Bayl