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06/24/2021 01:14:50 PM
DEEDS 1/2

Prepared by:

David Lyon Glenn
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2021-5668

Send Tax Notice To:

Stacey Henriksen Satterfield
497 Old Cahaba Way
Helena, AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$295,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Eric L. Collins, Jr. and Jessica W. Collins, husband and wife (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Stacey Henriksen Satterfield, an unmarried woman (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 16A and 16B, according to the Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82, and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$286,150.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 23rd day of June, 2021.

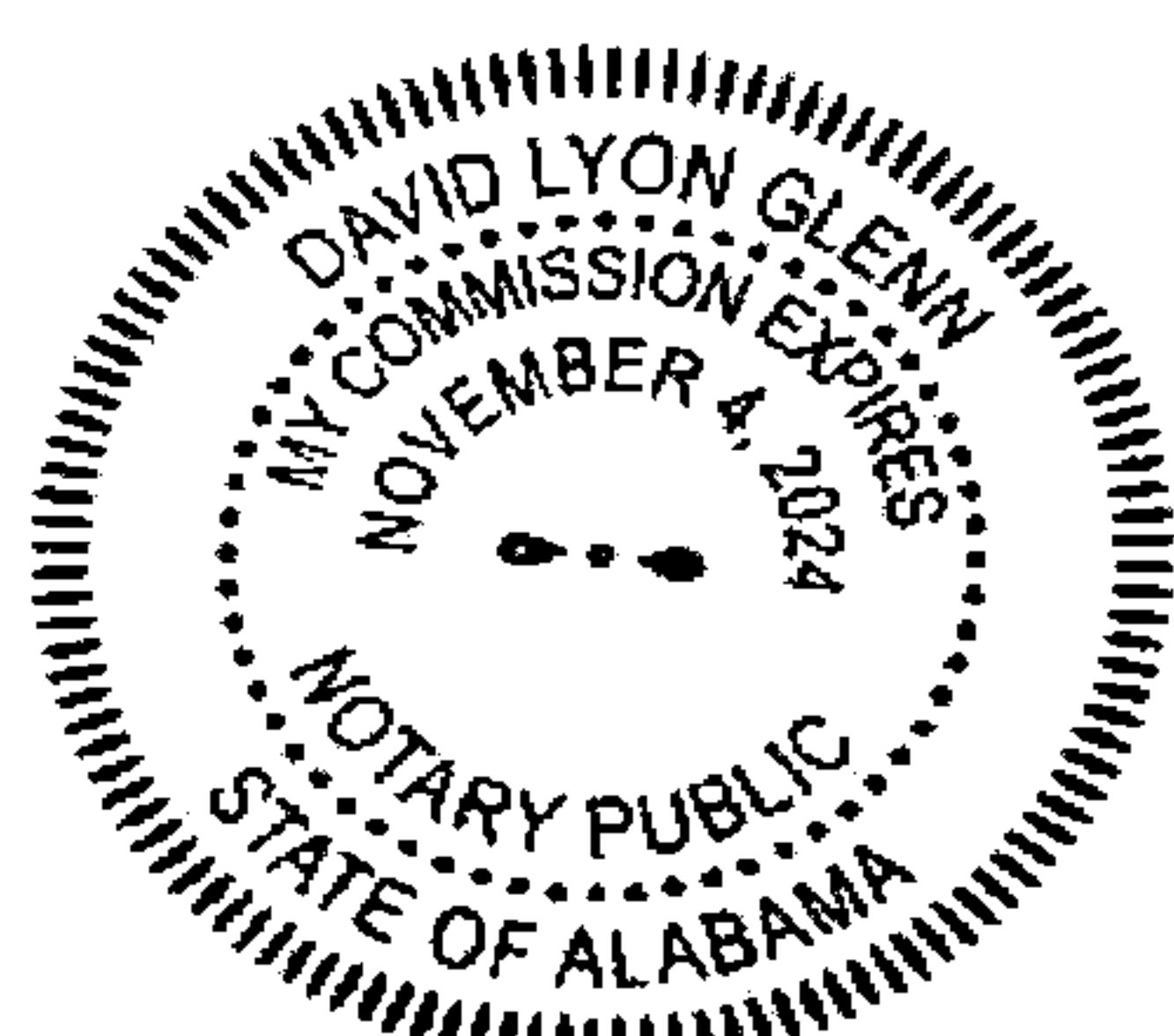
Eric L. Collins, Jr.
Eric L. Collins, Jr.
Jessica W. Collins
Jessica W. Collins

State of Alabama
County of Jefferson

I, David Lyon Glenn, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eric L. Collins, Jr. and Jessica W. 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, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2021.

D. L. Glenn
Notary Public: David Lyon Glenn
My Commission Expires: November 4, 2024



Real Estate Sales Validation Form

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

Grantor's Name	<u>Eric L. Collins, Jr. and Jessica W. Collins</u>	Grantee's Name	<u>Stacey Henriksen Satterfield</u>
Mailing Address	<u>497 Old Cahaba Way</u>	Mailing Address	<u>497 Old Cahaba Way</u>
	<u>Helena, AL 35080</u>		<u>Helena, AL 35080</u>

Property Address	<u>497 Old Cahaba Way</u>	Date of Sale	<u>June 23, 2021</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$295,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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 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).

Name: Eric L. Collins, Jr. and Jessica W. Collins

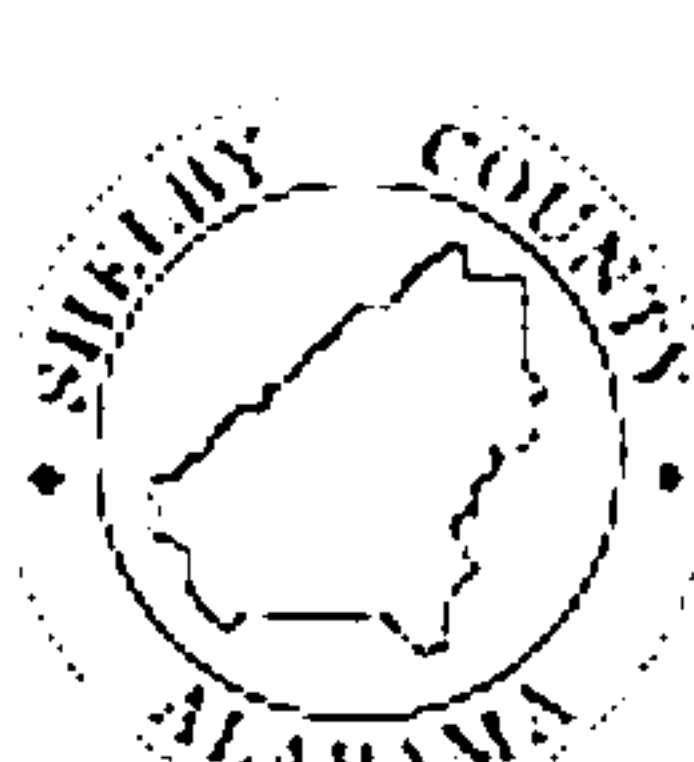
Date: 23rd day of June, 2021

Eric L. Collins, Jr.
Eric L. Collins, Jr.

Jessica W. Collins
Jessica W. Collins

D. H. H. (Verified)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2021 01:14:50 PM
\$34.00 JOANN
20210624000308050

Allie S. Boyd