



20210722000356330 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
07/22/2021 03:18:32 PM FILED/CERT

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Sam Collins, Jr and Charlotte Ward
150 Comanche St, Apt 15
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of managing the descent of family property, and love and affection, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **TIKITA TUVARUS KELLEY, A MARRIED WOMAN**, of 153 Jasmine Drive, Alabaster, AL 35007, do grant, bargain, sell, and convey unto **SAM COLLINS, JR, A SINGLE MAN, AND CHARLOTTE WARD, AN UNMARRIED WOMAN**, 150 Comanche Street, Apt 15, Montevallo, AL 35115, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a point on the S line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, §36, Twp 20S, R3W where the same crosses the W right of way line of Simmsville Road (Shelby County Highway 11) and run thence W along the S line of said 20 acres 210 feet to the SW corner of the A N Pierce lot, the Point of Beginning: thence run N along the W line of said Pierce lot 210 feet; thence run W 210 feet; thence run S 210 feet; thence run E along the S line of said 20 acres 210 feet to the Point of Beginning, being situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §36, Twp 20S, R3W.

Source of title: A warranty deed from Sammy Collins and wife Vinnie Collins to Marilyn Jean Collins, executed 10 February 1970 and recorded on 12 February 1970 at deed book 261, page 230 in the Shelby County Alabama Probate Office.

Marilyn Jean Collins died on 29 July 1981 leaving Tikita Tuvarus Kelley, grantor herein, her only child, as her sole heir. Her estate was not probated.

It is the intent of this instrument to convey all property acquired in the source deed,

Property Address - 129 Greentree Trail, AL 35007

whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

TIKITA TUVARUS KELLEY, do for myself and for my administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my administrators, heirs, and successors 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, **TIKITA TUVARUS KELLEY**, have set my hand and seal, this 22 July 2021.

Witness:



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Steve Sears

Tikita Tuvarus Kelley (Seal)
TIKITA TUVARUS KELLEY

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **TIKITA TUVARUS KELLEY, A MARRIED WOMAN**, whose name is signed to the foregoing conveyance, and who is (made) 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 22 July 2021.

Steve Sears

Notary public

My commission expires 22 March 2022