

Send tax notice to:

Heritage Holding Company, LLC

554 Miller Circle
Indian Springs, AL 35124

HOV2100137

20210922000462520

This instrument prepared by: 10:57:37 AM

S. Kent Stewart DEEDS 1/2

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Twenty Two Thousand Five Hundred and 00/100 Dollars (\$22,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sam Collins Jr. and Charlotte L. Ward, husband and wife whose mailing address is: 150 Comanche Street, Apt 15; Montevallo, AL 35115**, (hereinafter referred to as "Grantor"), by **Heritage Holding Company, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, 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 the SW $\frac{1}{4}$, Section 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 twenty acres 210 feet to the SW corner of the A N Pierce lot for a point of beginning; Thence run N along the W line of said Pierce lot 420 feet; thence run W 210 feet; thence run S 420 feet; thence run E along the S line of said twenty 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 $\frac{1}{4}$, Section 36, Twp 20 S, R3W.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

20210922000462520 09/22/2021 10:57:37 AM DEEDS 2/2
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 1st
day of September, 2021.

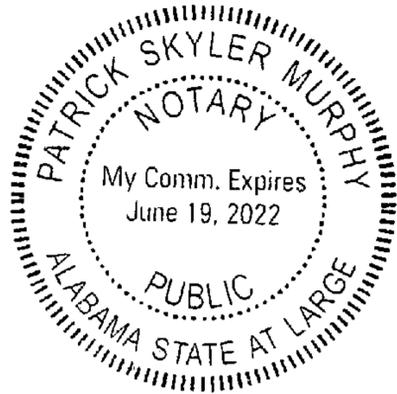
Sam Collins Jr.
Sam Collins Jr.

Charlotte L. Ward
Charlotte L. Ward

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam Collins Jr. and Charlotte L. Ward, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1 day of September, 2021.



[Signature]
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2021 10:57:37 AM
\$47.50 CHERRY
20210922000462520

Allie S. Bayl