



20220318000111850 1/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
03/18/2022 09:50:22 AM FILED/CERT

RECORDING REQUESTED BY:

Tonya Glover Collier

INSTRUMENT PREPARED BY:

Scarlett Pearson  
1133 Savannah Lane  
Calera, Alabama 35040

(Above reserved for official use only)

SEND TAX STATEMENTS TO:

Tonya Glover Collier  
1141 Savannah Lane  
Calera, Alabama 35040

RETURN DEED TO:

Tonya Collier  
1141 Savannah Lane  
Calera, Alabama 35040

Tax Parcel ID/APN # 22 9 31 4 002  
033.000

**QUIT CLAIM DEED FOR ALABAMA**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED is made this day of February 7, 2022, by and between the **"Grantors"**,

Bobby Earl Collier Jr., an unmarried individual residing at 3472 Tamassee Lane Hoover  
Alabama 35226

AND the **"Grantee,"**

Tonya Glover Collier, an unmarried individual residing at 1141 Savannah Lane Calera  
Alabama 35040

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and  
sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and



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Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Shelby county, Alabama, subject to any restrictions herein:

Property Address: 1141 Savannah Lane, Calera, Alabama 35040

Legal description(s) attached separately.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]



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**Signatures**

Grantors signed, sealed, and delivered this quit claim deed to Grantee on February 7, 2022  
(date).

Grantor (or authorized agent)

x/

Bobby E. Collier Jr  
Print Name: Bobby E. Collier Jr



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## NOTARY ACKNOWLEDGMENT

ALABAMA  
COUNTY OF SHELBY

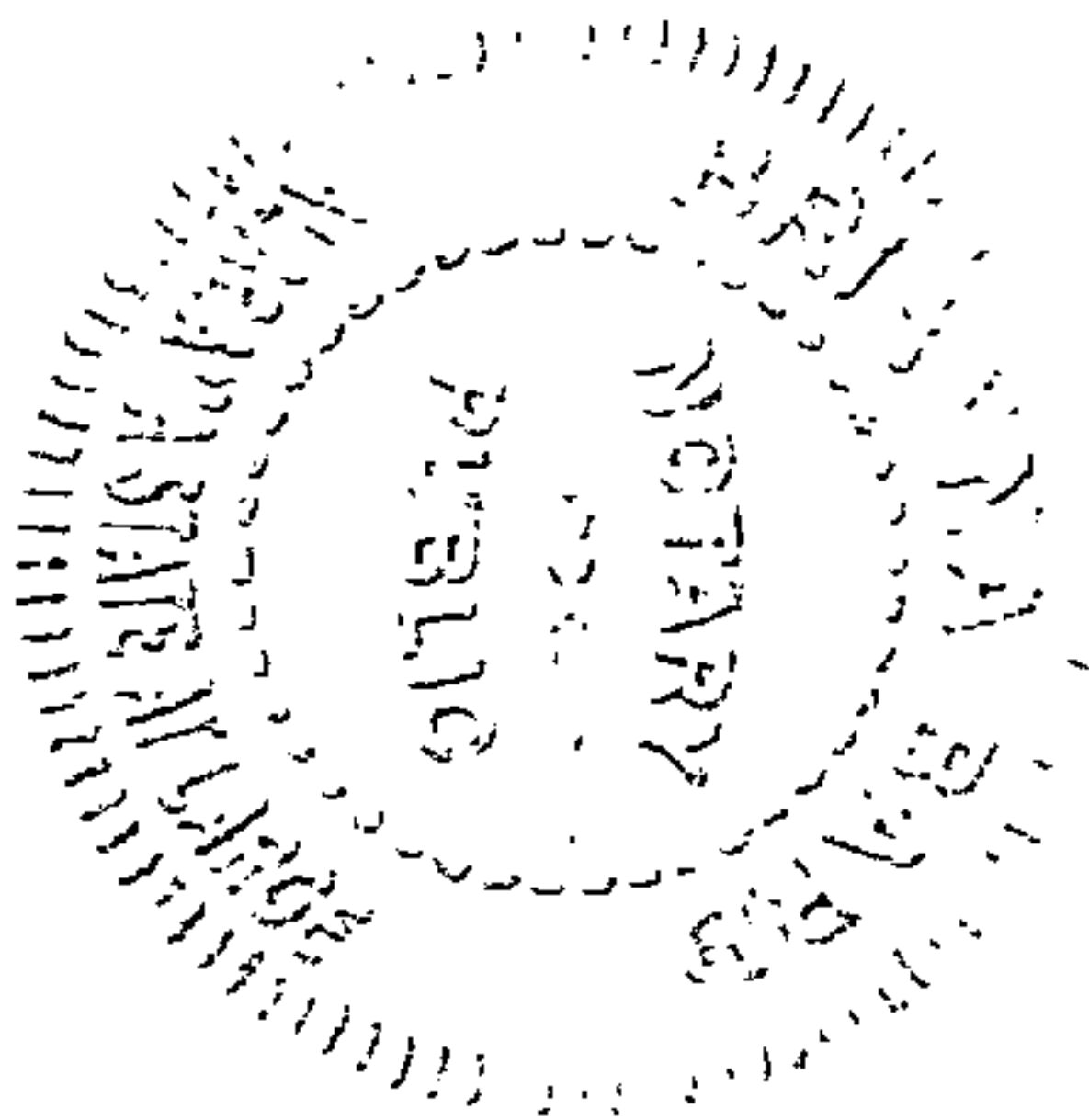
On 02/07/2022 before me, Bobby E. Collier Jr., personally appeared **Bobby Earl Collier Jr.**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 10/05/2022

Brianne Baul

Notary Public, Alabama





R08-16962

**exhibit A**

20081003000391530 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
10/03/2008 08:39:13AM FILED/CERT



20220318000111850 5/6 \$38.00  
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03/18/2022 09:50:22 AM FILED/CERT

Shelby County, AL 10/03/2008  
State of Alabama

Deed Tax: \$6.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
Five Riverchase Ridge  
Birmingham, Alabama 35244

TONYA G. COLLIER  
1141 SAVANNAH LANE  
CALERA, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED THIRTY ONE THOUSAND FOUR HUNDRED FORTY DOLLARS 00/100 (\$131,440.00) to the undersigned grantor, **HPH PROPERTIES, LLC, Alabama Limited Liability Co.**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **TONYA G. COLLIER and ROBERT W. GLOVER**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 33, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A and B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **EASEMENT(S), BUILDING LINE(S) AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.**
4. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-17397.**

\$125,494.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

# Real Estate Sales Validation Form



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

Grantor's Name Bobby Collier Jr.  
Mailing Address 3472 Tamassee Lane  
Hoover, AL 35266

Grantee's Name Tonya Collier  
Mailing Address 1141 Savannah Lane  
Calera, AL  
35040

Property Address 1141 Savannah Lane  
Calera, AL  
35040

Date of Sale 2-3-22  
Total Purchase Price \$ 1.00

or  
Actual Value \$

or  
Assessor's Market Value \$ 143,000

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 to clear title

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 2-18-22

Print Tonya Collier

Unattested

Sign Tonya Collier

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1