

This Instrument was Prepared by:

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

File No.: S-22-28139

Send Tax Notice To: Cleveland Robert Stewart Jr.
Margaret M. Stewart

1192 Eagle Park Rd
Birmingham, AL 35242

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 **Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00)**, 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, **Carlene Collins, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cleveland Robert Stewart Jr. and Margaret M. Stewart**, (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 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$199,750.00 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 22nd day of March, 2022.

Carlene Collins
Carlene Collins

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Carlene 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 22nd day of March, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

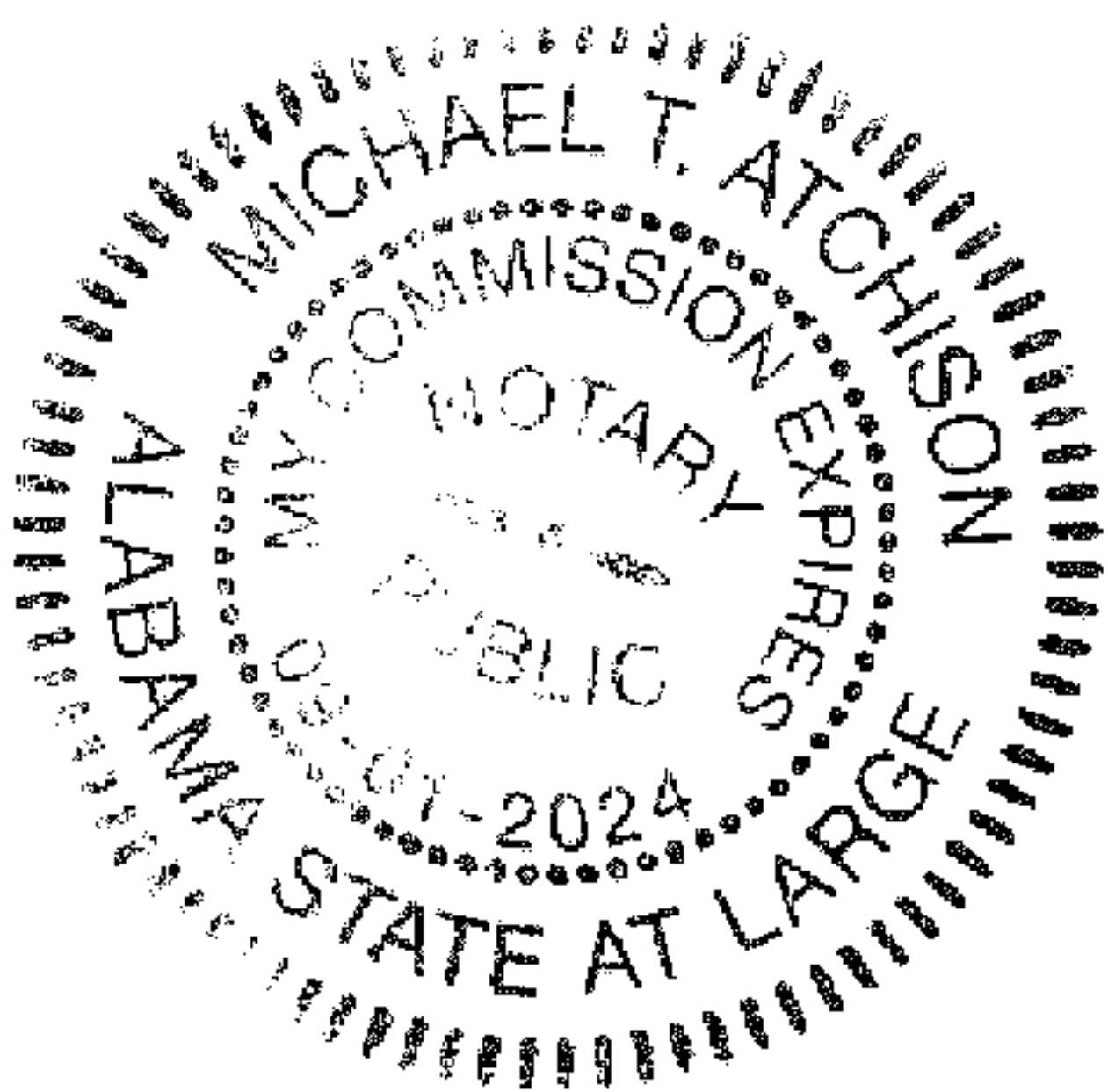


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 1" solid bar in place being the Southeast corner of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89°36'56" West along the South boundary of said Section 3, which is also the South boundary of the Southeast one-fourth of the Southeast one-fourth of said section for a distance of 1371.66 feet to a ½" rebar and creosote fence point in place, said point being the Southwest corner of said quarter-quarter section and also being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth of said section; thence proceed North 85°58'42" West along the accepted property line for a distance of 1342.25 feet to a corner in place, said point being located on the West boundary of said quarter-quarter section; thence proceed North 00°24'39" East along the West boundary of said quarter-quarter section for a distance of 631.06 feet to a corner in place; thence proceed South 88°20'12" East for a distance of 941.90 feet to a ½" rebar in place; thence proceed South 00°05'16" East for a distance of 206.71 feet to a 1/2" rebar in place; thence proceed North 89°48'03" East for a distance of 421.25 feet to a ½" rebar in place, said point being located on the East boundary of said quarter-quarter section which is also the West boundary of the Southeast one-fourth of the Southeast one-fourth of said Section 3; thence proceed North 00°04'31" West along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 206.93 feet to a ½" rebar in place; thence proceed North 01°38'58" East for a distance of 222.16 feet to a ½" rebar in place; thence proceed South 45°42'09" East for a distance of 230.32 feet to a 5/8" capped rebar in place; thence proceed 43°59'38" East for a distance of 378.39 feet to a 5/8" capped rebar in place; thence proceed North 45°33'02" West for a distance of 229.54 feet to a 5/8" capped rebar in place; thence proceed North 44°06'43" East for a distance of 442.43 feet to a ½" rebar in place, said point being located on the Westerly right of way of Alabama Highway 25, thence proceed South 49°53'12" East along the Westerly right-of-way of said highway for a distance of 221.14 feet to a concrete right-of-way monument in place being the P.C. of a concave curve left having an arc length of 344.30 feet and a radius of 2864.24 feet; thence proceed Southeasterly along the Westerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 52°30'28" East, 344.09 feet being the P.T. of said curve; thence proceed South 55°57'05" East along the Westerly right-of-way of said highway for a distance of 581.90 feet to a concrete right-of-way monument in place being the P.C. of a concave curve right having an arc length of 1054.60 feet and a radius of 1142.04 feet; thence proceed Southeasterly along the Westerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 29°29'48" East, 1017.53 feet to a ½" rebar in place; thence proceed North 84°42'11" West for a distance of 663.02 feet to the point of beginning.

The above-described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 3 and the Southwest one-fourth of the Southwest one-fourth of Section 2 and the Northwest one-fourth of the Northwest one-fourth of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama

According to the survey of Christopher M. Ray, Ala. Board Cert. No. CA-0114-LS, dated March 14, 2022.

Real Estate Sales Validation Form

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

Grantor's Name	Carlene Collins	Grantee's Name	Cleveland Robert Stewart Jr. Margaret M. Stewart
Mailing Address	<u>808 ACTON AVE</u> <u>BHAM, AL 35209</u>	Mailing Address	<u>1192 Eagle Park Rd</u> <u>Birmingham, AL 35242</u>
Property Address	<u>Hwy 25</u> <u>Harpersville, AL</u>	Date of Sale	<u>March 22, 2022</u>
		Total Purchase Price	<u>\$235,000.00</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)

<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 March 21, 2022

Print Carlene Collins

Unattested

Sign

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2022 10:19:15 AM
\$263.00 JOANN
20220324000119890

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Boyd