

STATE OF ALABAMA

COUNTY OF SHELBY



20220407000143340 1/3 \$127.00
Shelby Cnty Judge of Probate, AL
04/07/2022 10:53:30 AM FILED/CERT

**WARRANTY DEED
WITH LIFE ESTATE**

THIS INDENTURE made and entered into on this the 18th day of March, 2022, by and between **Curtis Collins** and wife, **Charlotte Collins** (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **Sarah Collins King** (herein referred to as "Grantee").

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantors in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantors have granted, bargained, sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, Alabama, to-wit:

LOT 4-48, ACCORDING TO THE PLAT OF CHELSEA PARK 4TH SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 147 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantors, Curtis Collins and Charlotte Collins, it being the intention of the Grantors to reserve the full use and possession of said property during their lifetimes.

Subject to ad valorem taxes for current year, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Deed prepared without the benefit of title search. Legal description provided by grantor.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee her heirs and assigns, in fee simple.

And the Grantors do hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 18th day of March, 2022.

Shelby County, AL 04/07/2022
State of Alabama
Deed Tax: \$98.00


Curtis Collins

Charlotte Collins
Charlotte Collins

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Brittany Ball, a Notary Public in and for said State and County, hereby certify that **Curtis Collins and Charlotte Collins**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of March, 2022.

[SEAL]

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024

[Signature]

NOTARY PUBLIC

My Commission Expires: 12/26/2024

Grantee's Mailing Address

3132 Chelsea Park Ridge
Chelsea, Alabama 35043



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DOCUMENT PREPARED BY:
MILLER ESTATE AND ELDER LAW
818 Leighton Avenue
Anniston, AL 36207
(256) 241-6794

Real Estate Sales Validation Form

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

Grantor's Name Curtis & Charlotte Collins Grantee's Name Sarah Collins King
Mailing Address 3132 Chelsea Pk Ridge Mailing Address 3132 Chelsea Pk Ridge
Chelsea, AL 35043 Chelsea, AL 35043

Property Address Same

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$293,700



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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

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 4-7-22

Print Charlotte Collins

☐ Unattested

(verified by)

Sign

Charlotte Collins

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1