

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, SR.
1275 CENTER POINT PKWY, STE 100
BIRMINGHAM, AL 35215
205-853-3911

SEND TAX NOTICE TO:
4076 Crossings Lane
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
NO TITLE EXAMINATION
STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)** -----
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt
whereof is acknowledged, I or we,

BETTYE COLLINS, UNMARRIED,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

BETTYE COLLINS AND KIMBERLY C. PHILPOT,

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real
estate situated in **SHELBY COUNTY**, Alabama to-wit:

**LOT 65, ACCORDING TO THE SURVEY OF PHASE FOUR, CALDWELL CROSSINGS, 2ND
SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 7, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND
BUILDING SETBACK LINES OF RECORD.**

SUBJECT TO TAXES FOR CURRENT YEAR.

To Have and To Hold unto the said Grantees **BETTYE COLLINS AND KIMBERLY C. PHILPOT**, as
joint tenants, with right of survivorship their heirs and assignees, 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.

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 persons.

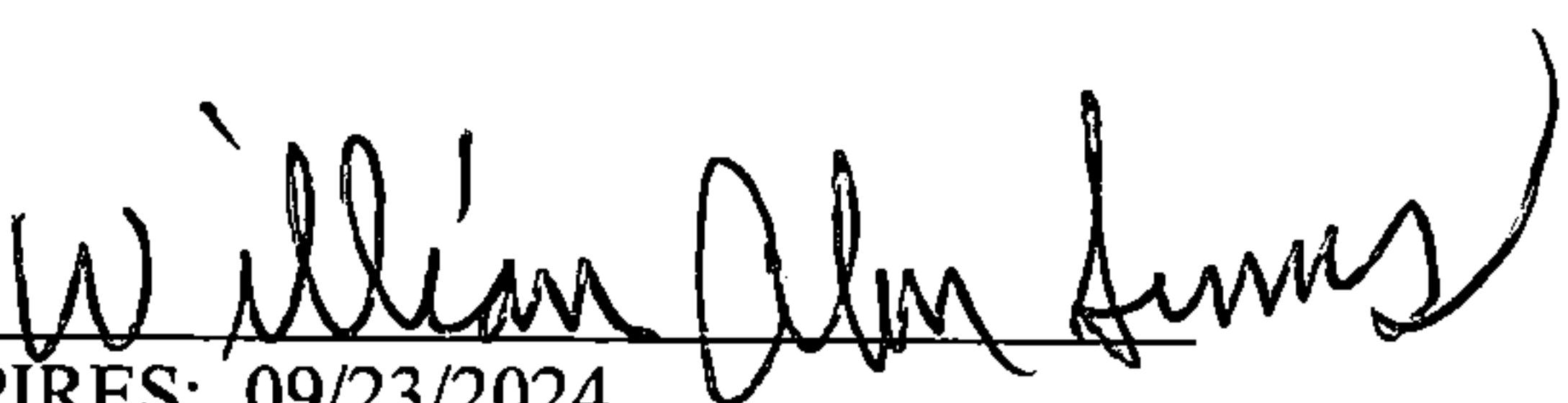
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of February 2023.


BETTYE COLLINS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BETTYE
COLLINS, UNMARRIED**, 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,
She executed the same, voluntarily on the day the same bears date.

NOTARY PUBLIC 
MY COMMISSION EXPIRES: 09/23/2024

Real Estate Sales Validation Form

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

Grantor's Name

Bettye Collins

Mailing Address

4076 Crossings Lane
Birmingham, AL 35242

Grantee's Name

Bettye Collins

Mailing Address

Kimberly C Philpot
4076 Crossings Lane
Birmingham, AL 35242

Property Address

4076 Crossings Lane
Birmingham, AL 35242

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

360,400

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

Appraisal

Sales Contract

Other

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 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 2/8/2023

Print

Bettye Collins

Unattested

Alan Smith Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1