



20230214000038980 1/4 \$621.50
Shelby Cnty Judge of Probate, AL
02/14/2023 09:44:00 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:
SCOZZARO LAW, LLC
511 Creekside Court, P.O. Box 548
Helena, AL 35080

Stephen Michael Collins and Christal Clayton Collins, Co-Trustees of The Collins Family Trust
1083 Highway 95
Helena, AL 35080

SEND TAX NOTICE TO:

1083 Highway 95
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **Stephen M. Collins and Christal C. Collins**, husband and wife, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **Stephen Michael Collins and Christal Clayton Collins, Co-Trustee The Collins Family Trust**, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1, according to the Survey of Dearing Farms, as recorded in Map Book 48, Page 31, in the Probate Office of Shelby County.

Subject to: indebtedness, restrictions, easements and rights of way and releases of record in the Probate Office of Shelby County, Alabama; right of way granted to AT&T recorded in Real 179, Page 238 and Real 173, Page 933; easement to Alabama Power Co. recorded in Inst. No. 2016-35016; Declarations of Covenants, Conditions and Restrictions recorded in Inst. No. 2017-29561.

Address of Property: 1083 Highway 95, Helena, Alabama 35080

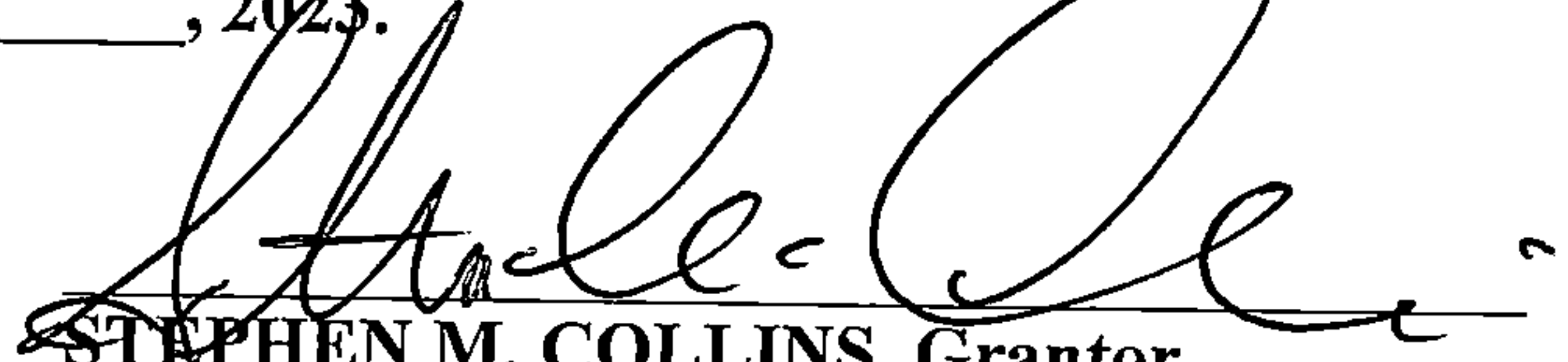
TO HAVE AND TO HOLD unto said Grantee, and its heirs, assigns and beneficiaries, forever.

AND said Grantors do for the Grantors and for their heirs, executors, and administrators covenant with said Grantee, its heirs and assigns, that the Grantors are lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same aforesaid; that said Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs, assigns and beneficiaries forever, against the lawful claims of all others.

Shelby County, AL 02/14/2023
State of Alabama
Deed Tax: \$589.50

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IN WITNESS WHEREOF, we the undersigned Grantors have set our hands and seals
on this the 1st day of February, 2023.

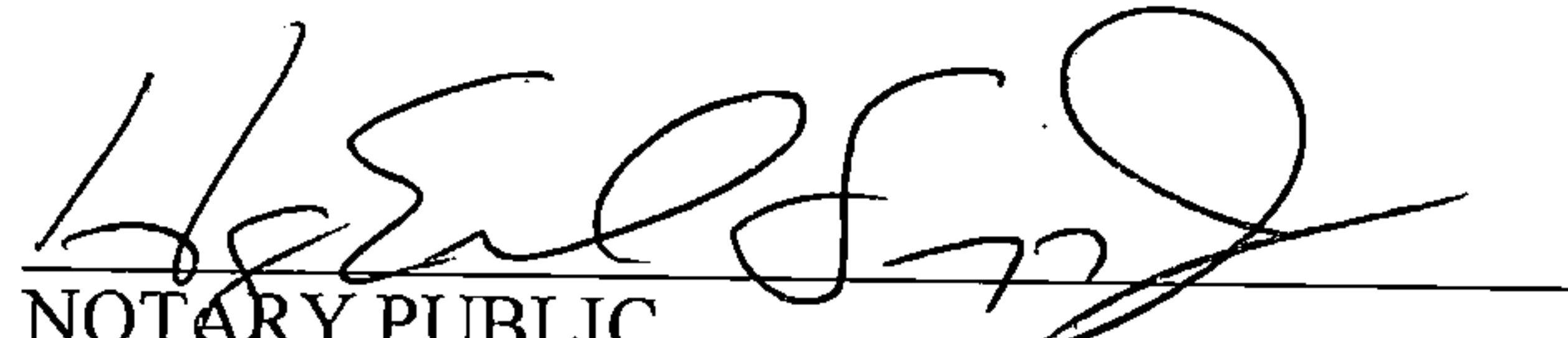

STEPHEN M. COLLINS, Grantor

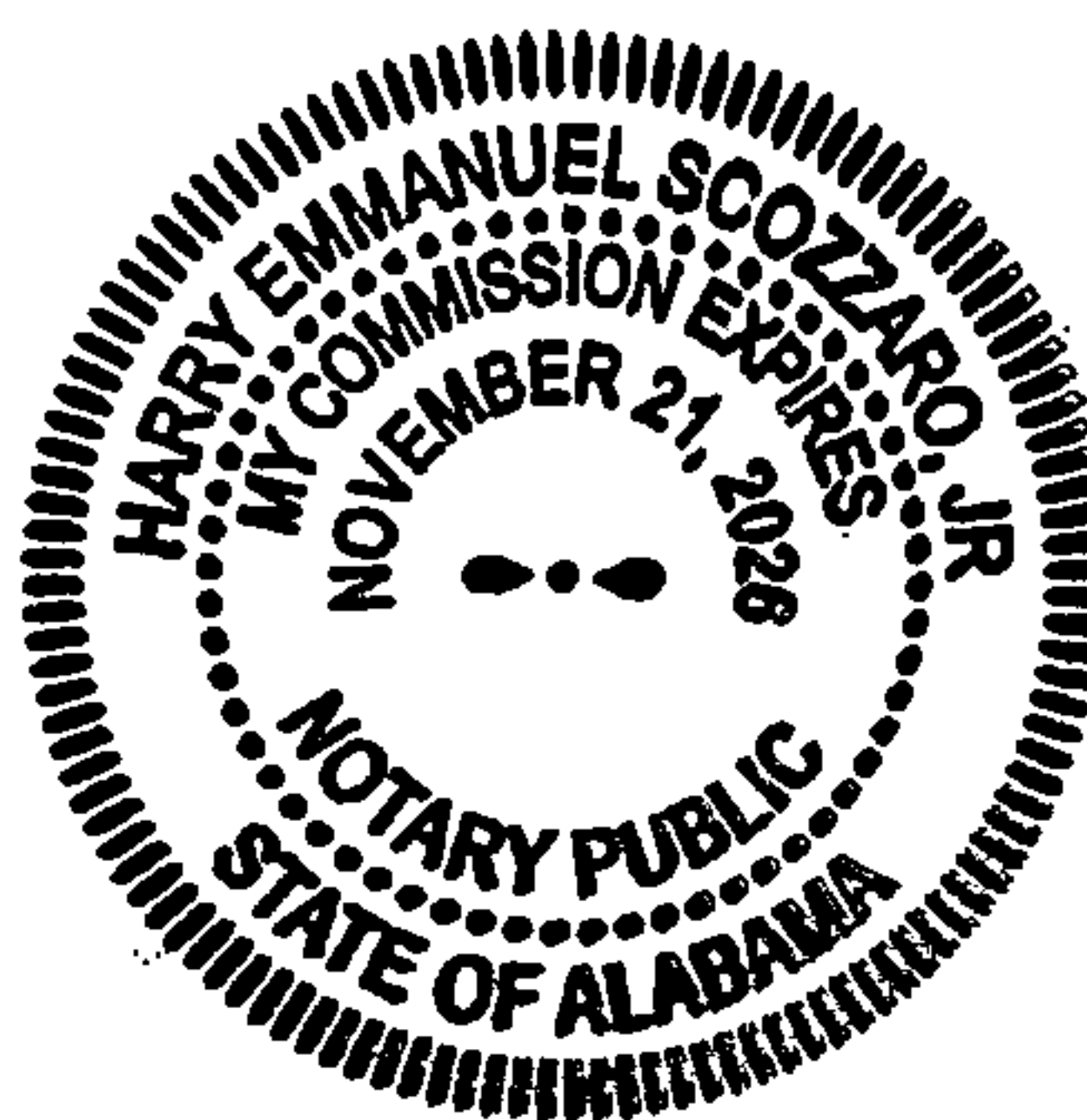

CHRISTAL C. COLLINS, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State,
hereby certify that, STEPHEN M. COLLINS and CHRISTAL C. 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 conveyance, they execute the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2023.


NOTARY PUBLIC
My Commission Expires: 11/21/26



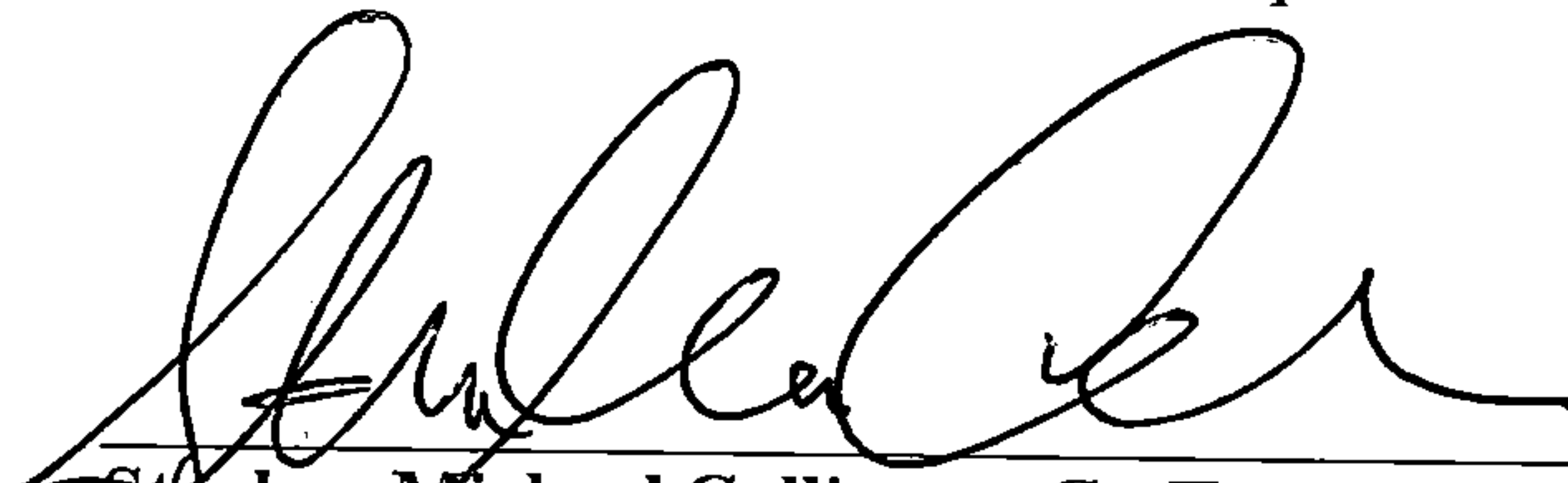



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ACKNOWLEDGMENT OF CONVEYANCE INTO
THE COLLINS FAMILY TRUST

We, the Grantees of the above-referenced property, as **Co-Trustees of the Collins Family Trust**, hereby acknowledge by our signatures and seals below that we are co-trustees of said trust. We further acknowledge that this statutory warranty deed is specifically executed for the purpose of placing into said trust the real property identified above.

As evidenced by our signatures below, we, the Grantees, accept the interests and provisions of the foregoing deed



Stephen Michael Collins, as Co-Trustee of The Collins Family Trust.


Christal Clayton Collins, as Co-Trustee of The Collins Family Trust.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that Stephen Michael Collins and Christal Clayton Collins, as Co-Trustees of The Collins Family Trust, whose names are signed to the foregoing acceptance and who are known to me, acknowledged on this day that, being informed of the contents of the same, they execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2023.


NOTARY PUBLIC
My Commission Expires: 11/21/26



Real Estate Sales Validation Form

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

Grantor's Name Stephen Collins
Mailing Address Christel Collins
1083 Hwy 95
Helena, AL 35880

Grantee's Name Stephen Collins & Christel Collins
Mailing Address Trustees of Collins Farm Trust
1083 Hwy 95
Helena, AL 35880

Property Address 1083 Hwy. 95
Helena, AL 35880

Date of Sale 2/1/23
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 589,040.00

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 TAX ASSESSOR

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 2/1/23

Print H. Emmanuel Serrano, Jr.

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

eForms



(verified by)
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Form RT-1