

File No: 30440642
Grantor's Loan No. 7013018666

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Parcel Number: 20-6-23-0-000-001.004 & 20-5-22-0-000-001.006

GENERAL WARRANTY DEED

Clarence S. Collins and Debra A. Collins, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, ("Grantor"), of **138 S. Hill Drive, Wilson, AL 35186**, for and in consideration of \$265,531.00 (Two Hundred Sixty Five Thousand Five Hundred Thirty One Dollars and Zero Cents) as the assumption of mortgage, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Stephen Chase Collins and Lorin Ashley Collins**, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple ("Grantee"), whose tax mailing address is **26869 Highway 145, Wilsonville, AL 35186**, the following described real estate:

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA.

**LOTS 10 AND 11, ACCORDING TO THE SURVEY OF LAY LAKE FARM ESTATES,
AS RECORDED IN MAP BOOK 9, PAGE 178, IN THE PROBATE OFFICE OF THE
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Assessor's Parcel No: 20-6-23-0-000-001.004, 20-5-22-0-000-001.006

Property Address is: 26869 Highway 145, Wilsonville, AL 35186

Prior deed recorded at **Instrument No. 20020904000423510**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on September 29, 2023:

Clarence S. Collins
Clarence S. Collins

Debra A. Collins
Debra A. Collins

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Clarence S. Collins** and **Debra A. Collins**, personally known to me or has produced AL Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of September, 2023.

Emmanuel A. Reese
Notary Public
Alabama State at Large
Comm. Exp. 06/18/24

Emmanuel A. Reese
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2023 12:49:31 PM
\$294.00 BRITTANI
20231206000352430

Allie S. Boyd