

This Instrument was Prepared by:

Send Tax Notice To: Sandra Collins

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-24-29921

126 Maddigan Circle
Cahoon, AL 35040

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 **Five Hundred Sixty Five Thousand Dollars and No Cents (\$565,000.00)**, 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, **Nellie H. Apperson**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sandra Collins** and Jerry Darryl Collins (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 taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Grantor herein is the surviving grantee in Inst. No. 20080818000332170, Shelby County, the other grantee **Gordon W. Apperson is deceased having died 10 Nov 2017.**
\$0.00 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 11th day of July, 2024.

Nellie H. Apperson
Nellie H. Apperson

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 Nellie H. Apperson, 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 11th day of July, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

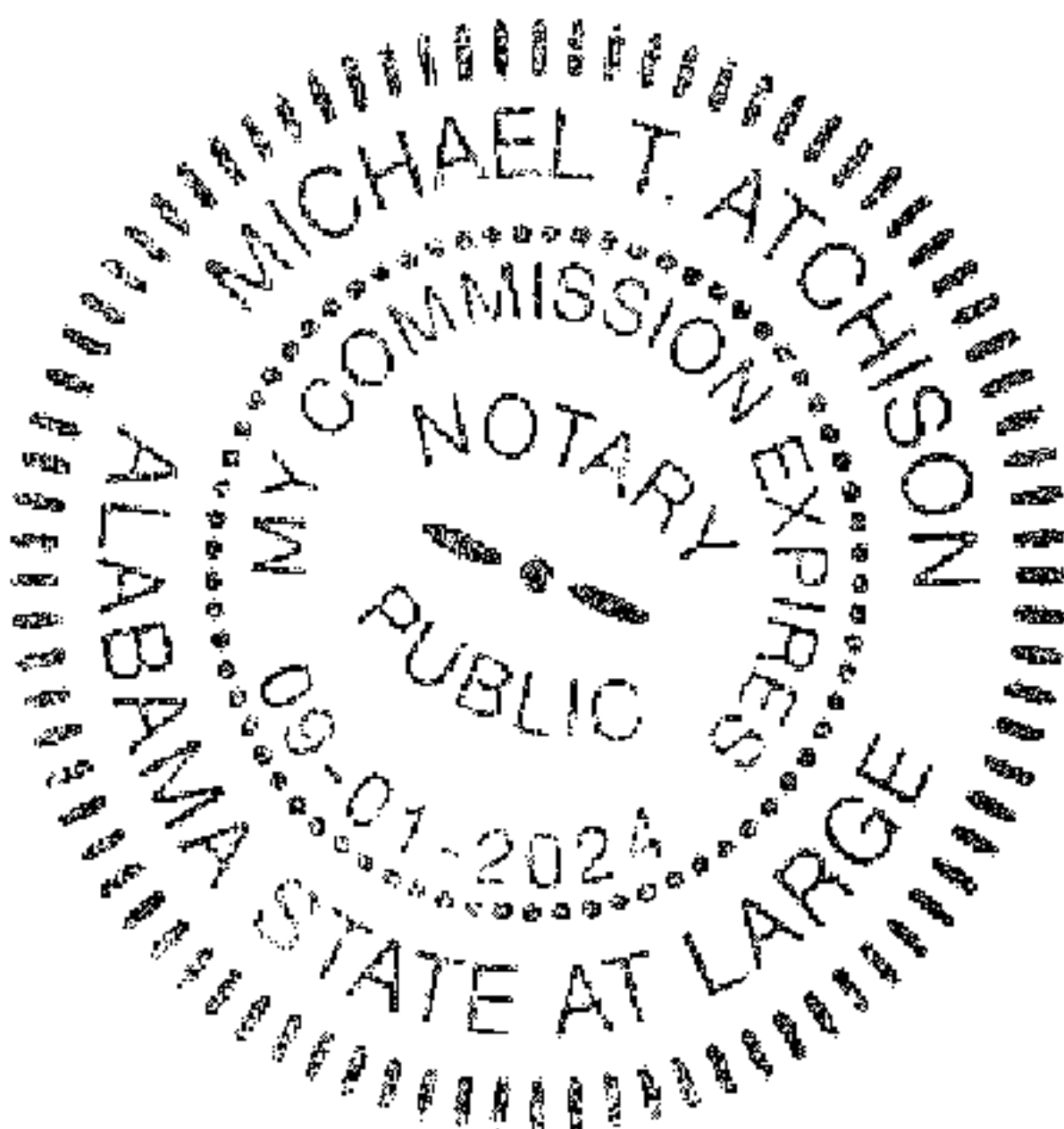


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 116, according to the Survey of Shelby Springs Farm, Camp Winn, Sector 2, Phase 2, as recorded in Map Book 26, Page 58, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of Lot 39, Shelby Springs Farms, Camp Winn, Sector 2, Phase 1, as recorded in the office of the Judge of Probate of Shelby County, Alabama in Map Book 46, Page 6 and run North 57 degrees 33 minutes 16 seconds East a distance of 60.0 feet to a point on the easterly right of way of Shelby Spring Farms; thence South 28 degrees 07 minutes 23 seconds East and run 94.97 feet; thence North 66 degrees 11 minutes 59 seconds East and run 221.01 feet to the POINT OF BEGINNING; thence continue along last described course 36.71 feet; thence South 87 degrees 26 minutes 36 seconds West and run 351.6 feet; thence North 3 degrees 29 minutes 44 seconds East and run 50.01 feet; thence North 87 degrees 26 minutes 36 seconds West and run 176.37 feet; thence North 35 degrees 5 minutes 41 seconds West and run 257.7 feet to the southerly right of way of a proposed road (Maddigan Circle -50' ROW); said point being on a curve to the right having a radius of 55 feet; thence South 81 degrees 53 minutes 20 seconds West and run along chord of said curve 49.91 feet to the point of a reverse curve to the left having a radius of 25.0 feet; thence South 83 degrees 12 minutes 48 seconds West and run along chord of said curve 21.65 feet; thence South 57 degrees 33 minutes 16 seconds West and run along proposed right of way 132.32 feet; thence South 32 degrees 26 minutes 44 seconds East and run 221.79 feet to the point of beginning

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Nellie H. Apperson</u>	Grantee's Name	<u>Sandra Collins</u>
Mailing Address	<u>991 Shore Side Lane</u> <u>Sylacanga AL 35151</u>	Mailing Address	<u>126 Maddigan Cir.</u> <u>Calera, AL 35040</u>
Property Address	<u>126 Maddigan Cir.</u> <u>Calera, AL 35040</u>	Date of Sale	<u>July 11, 2024</u>
		Total Purchase Price	<u>\$565,000.00</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></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 July 10, 2024

Print Nellie H. Apperson

Unattested

(verified by)

Sign Nellie H. Apperson
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2024 03:44:39 PM
\$593.00 BRITTANI
20240711000211880

Form RT-1

Alvin S. Boyd