

This Instrument was Prepared by:

Send Tax Notice To: Russell Alan Collins

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

101 Goodwin St
Columbiana at 35051

File No.: S-24-29944

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents** (\$165,000.00), 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, **David E. Coyte and Kelly Coyte**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Russell Alan 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

SEE EXHIBIT A ATTACHED HERETO
Russell Alan Collins and Russell Collins are one in the same person.
Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions,
conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or
unrecorded.

\$162,011.00 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 Grantee, his, her or their heirs and assigns forever.

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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26 day of
July, 2004.

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that David E. Coyte and Kelly Coyte, 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 24 day of July, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 4-1-2024

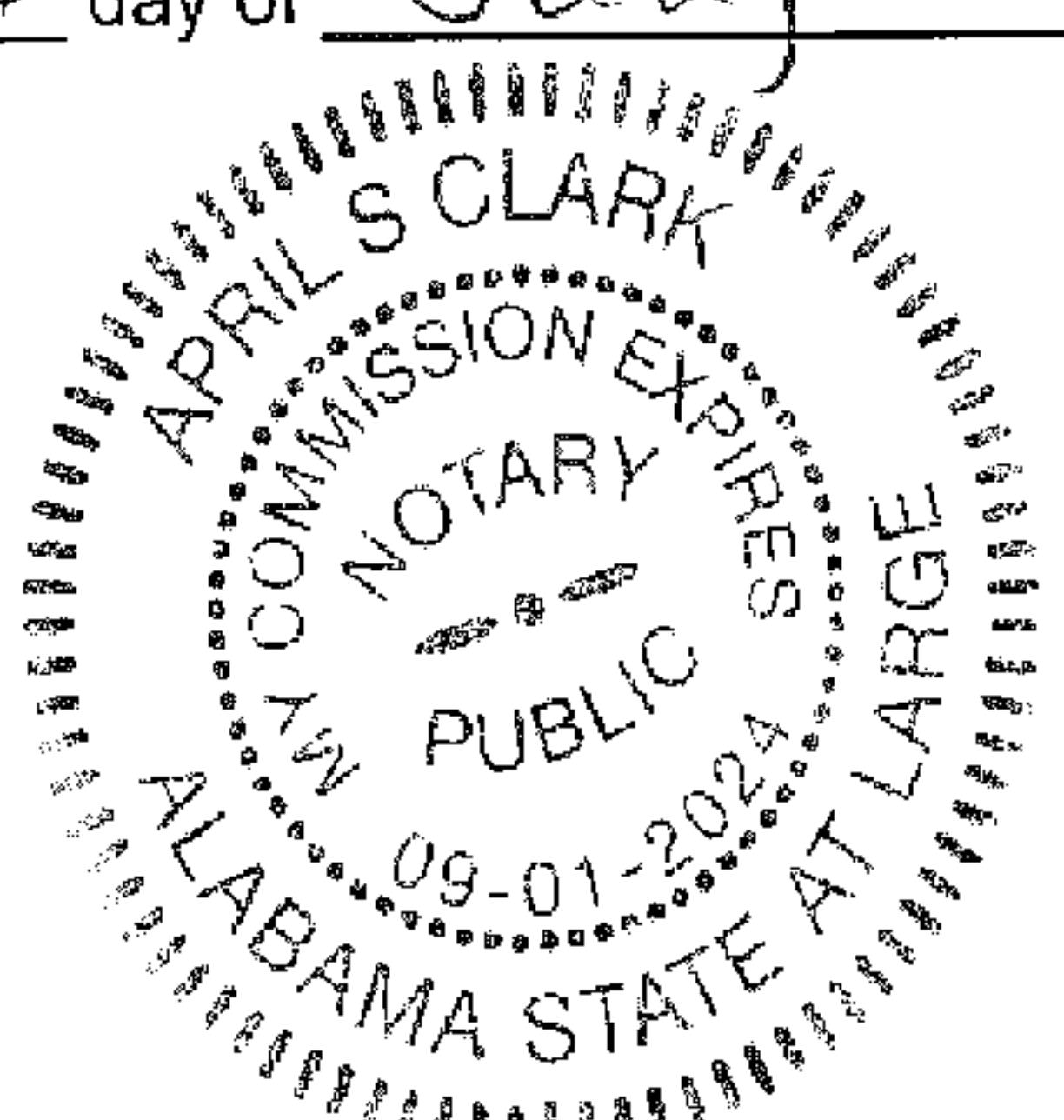


EXHIBIT "A"
LEGAL DESCRIPTION

Lot in Town of Columbiana, Alabama in NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, described as follows:

Begin at a stake on the North edge of Columbiana-Wilsonville paved Highway at a point where the East side of the 30-foot street or alley running in a Northerly direction and separating the lot herein described from the residence of B.J. Hatchett intersects the North boundary of said paved Highway right of way, which point is on the North line of the paved sidewalk running along said Columbiana-Wilsonville paved Highway; run thence in an Easterly direction along North line of said paved sidewalk 75 feet to a point; thence in a Northerly direction and perpendicular to said paved sidewalk and along line of Bristow lot 216 feet, more or less, to a point which is 100 feet Southeast of the South line of Grace Gardner land, formerly known as H.W. Nelson property; thence run in a Southwesterly direction parallel to said South line of said Gardner lot 71 1/2 feet more or less, to the East line of said 30-foot street or alley; thence along same in a Southeasterly direction 227 feet, more or less, to the point of beginning, EXCEPT lot sold to Henry S. Bristow, Jr. and Lilla J. Bristow as described in Deed Book 277, Page 178, in Probate Office. Situated in Shelby County.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/26/2024 10:59:38 AM
 \$31.00 BRITTANI
 20240726000230900

Allie S. Brey

Real Estate Sales Validation Form

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

Grantor's Name	David E. Coyte Kelly Coyte	Grantee's Name	Russell : Collins <i>101 Goodwin St</i>
Mailing Address	<u>+ 20 Bluebird Lane</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>Columbiana, AL 35051</u>
Property Address	<u>101 Goodwin St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 26, 2024</u>
		Total Purchase Price	<u>\$165,000.00</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)

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.

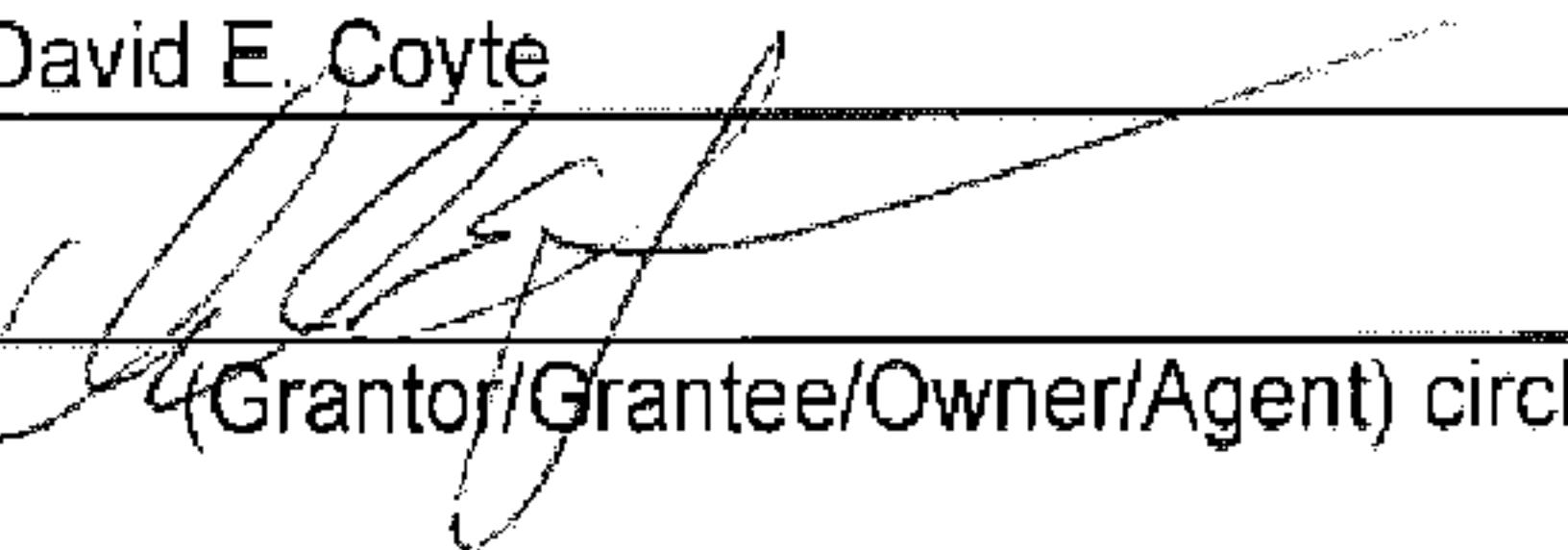
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 July 22, 2024

Print David E. Coyte

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one