

This instrument prepared by:
Elizabeth B. Nash
Nash & Associates, Attorneys, P. A.
P. O. Box 580
Oneonta, AL 35121

STATE OF ALABAMA)

WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a Gift of Love and Affection, to the undersigned Grantor (whether one or more), JOHN WAYNE SANDERS and wife, MARCY SANDERS (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JENNIFER McCOLLUM, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the SE¼ of NW¼ of Section 34, Township 19, Range 2 East, and run West along said section line 226 feet, more or less, to the east line of the Florida Short Route, sometimes known as U.S. Highway No. 280, and run northwesterly along said highway line 1410 feet, more or less, to the beginning point; thence run in a northeasterly direction and perpendicular to said highway line 150 feet; thence run in a northwesterly direction and parallel with said highway line 65 feet; thence run in a southwesterly direction and perpendicular to said highway line 150 feet to said highway line; thence run in a southeasterly direction along said highway line 65 feet to the point of beginning; all being in the S½ of NW¼ of Section 34, Township 19, Range 2 East, Shelby County, Alabama.

DESCRIPTION PROVIDED BY GRANTOR. TITLE NOT EXAMINED.

DEED SOURCE: Deed recorded on October 1, 1997, in the Probate Office of Shelby County, Alabama, under Instrument No: 1997-31746.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, or administrators covenant with the said Grantee, their heirs, executors and administrators; 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 Grantee, their heirs, executors and administrators, forever, against the lawful claims of all persons.

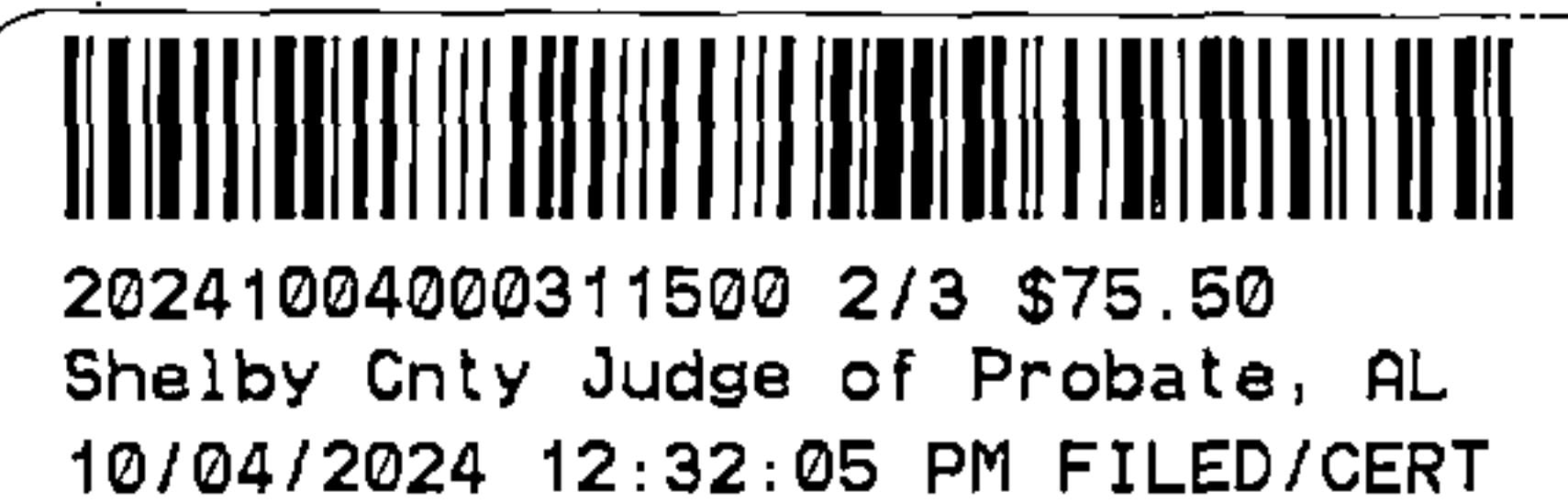
IN WITNESS WHEREOF, We have hereunto set our hands and seals on this the 19th day of July, 2023.

John Wayne Sanders
JOHN WAYNE SANDERS

Marcy Sanders
MARCY SANDERS

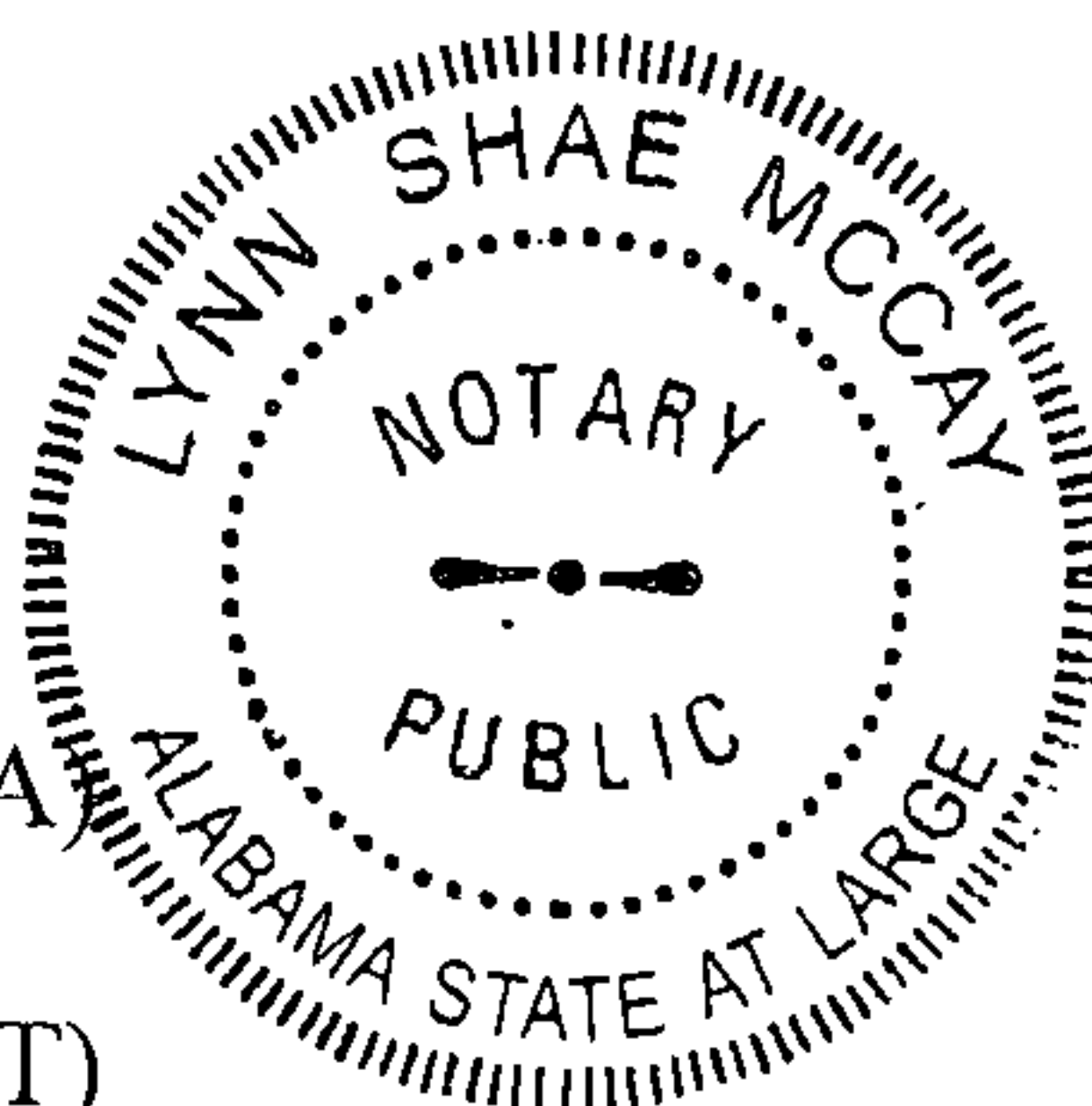
STATE OF ALABAMA)

COUNTY OF BLOUNT)



I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that JOHN WAYNE SANDERS, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of July, 2023.



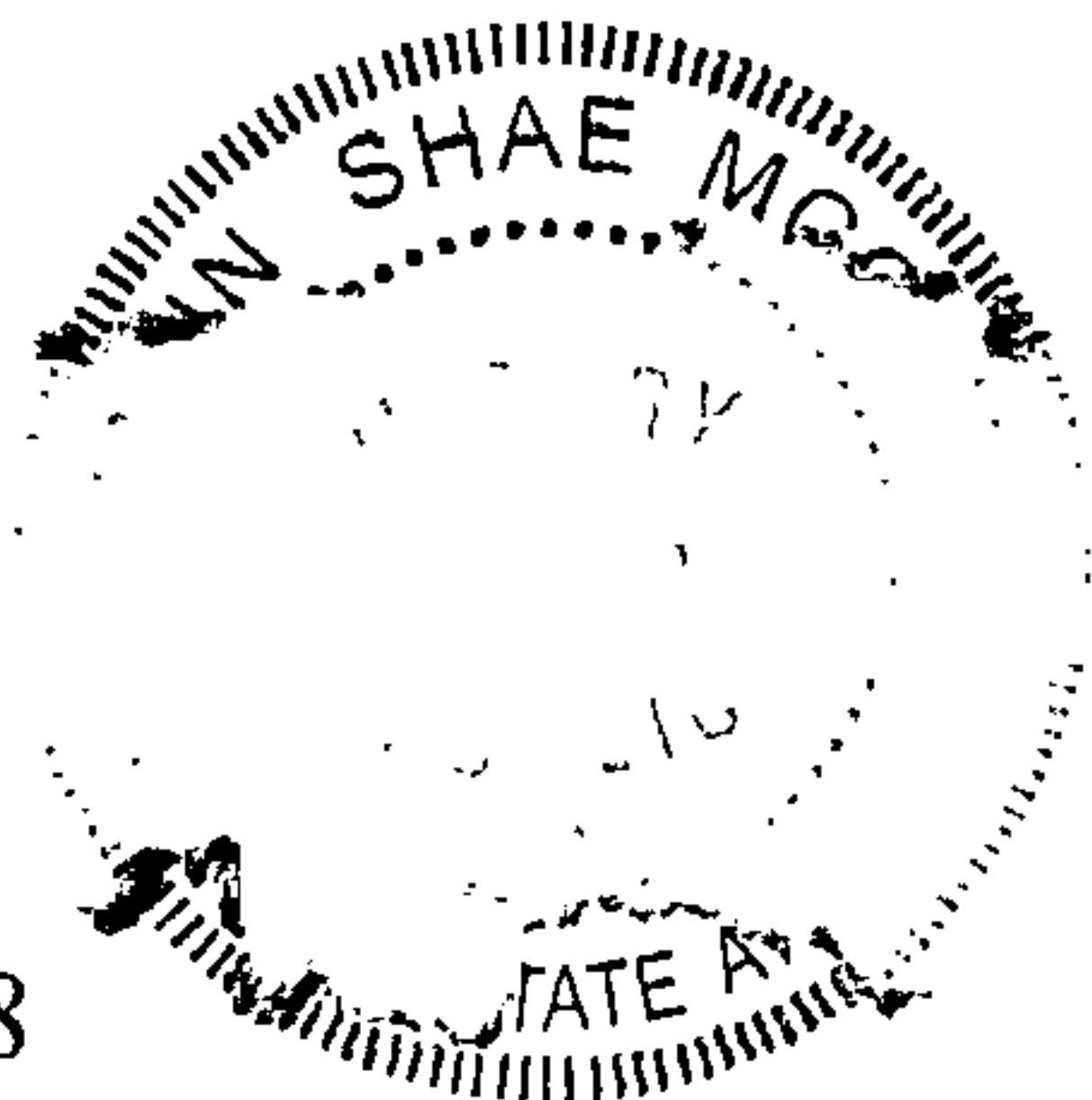
Lynn Shae McCay
Notary Public
My Commission Expires: 9/22/26

STATE OF ALABAMA)

COUNTY OF BLOUNT)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that MARCY SANDERS, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of July, 2023.



Lynn Shae McCay
Notary Public
My Commission Expires: 9/22/26

Send tax notice to:
Jennifer McCollum
4504 Highway 280
Harpersville, AL 35078

Real Estate Sales Validation Form

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

Grantor's Name John Wayne Sanders
Mailing Address Marcy Sanders
655 New Prospect Church Rd.
Horton, AL 35980

Grantee's Name Jennifer McCollum
Mailing Address 4504 Highway 280
Harpersville, AL 35078

Property Address 4504 Highway 280
Harpersville, AL 35078

Date of Sale 7/19/2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 47,250.00

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 Assessor's Market Value

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.

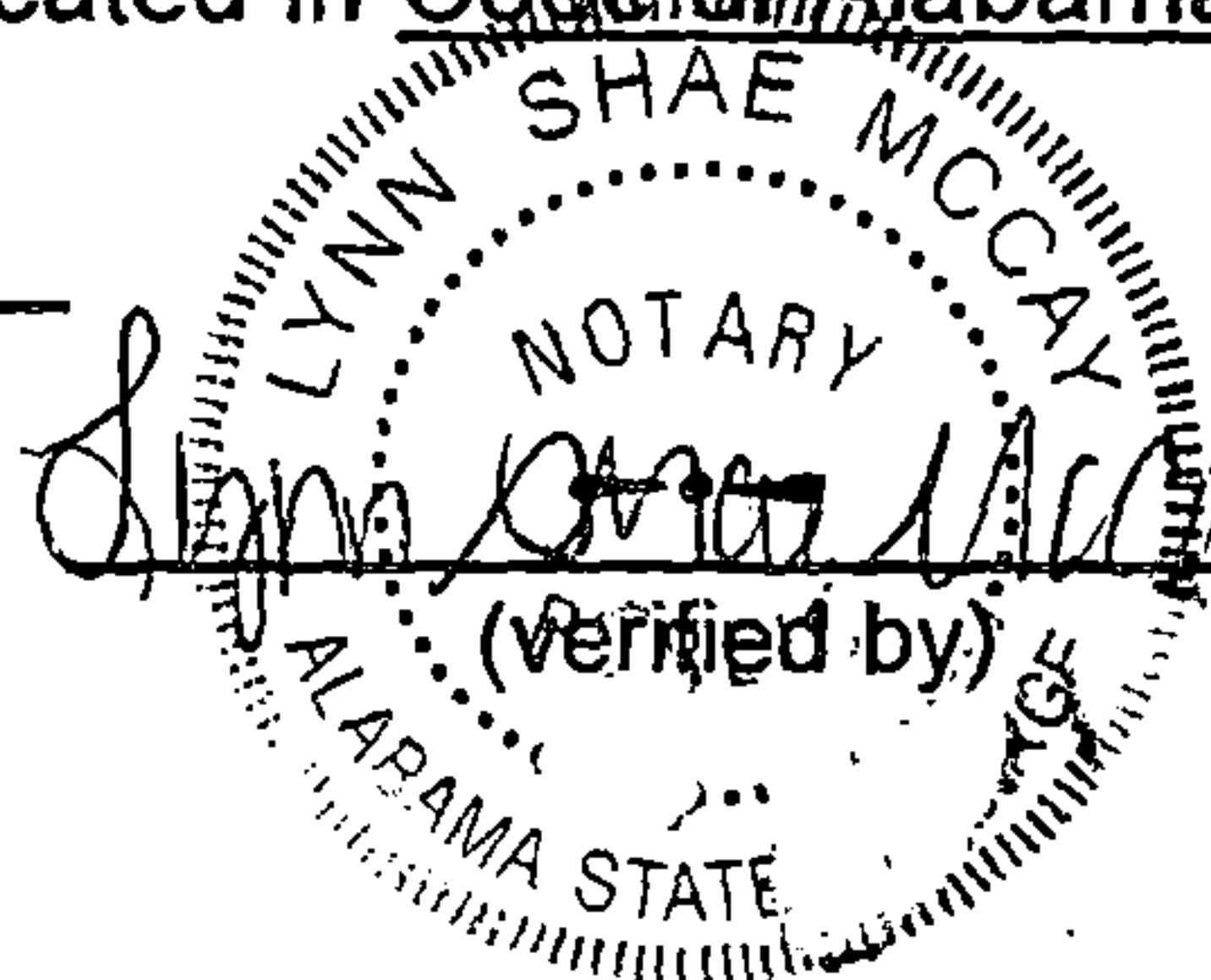
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/19/23

Print John Wayne Sanders

Unattested



Sign John Wayne Sanders
(Grantor/Grantee/Owner/Agent) circle one