

This Instrument was Prepared by:

Send Tax Notice To: Michael Adam Collins
Mandie Collins

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

File No.: MV-24-30171

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 **Two Hundred Eighteen Thousand Dollars and No Cents (\$218,000.00)**, 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, **James L Jackson Jr. and wife, Darlene Jackson** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Adam Collins and Mandie Collins**, as joint tenants with right of survivorship (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 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$218,000.00 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 30th day of Dec, 2024.

James L Jackson Jr.

Darlene Jackson

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 James L Jackson Jr. and Darlene Jackson 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 30th day of Dec, 2024.

Notary Public, State of Alabama

My Commission Expires: 8-19-28

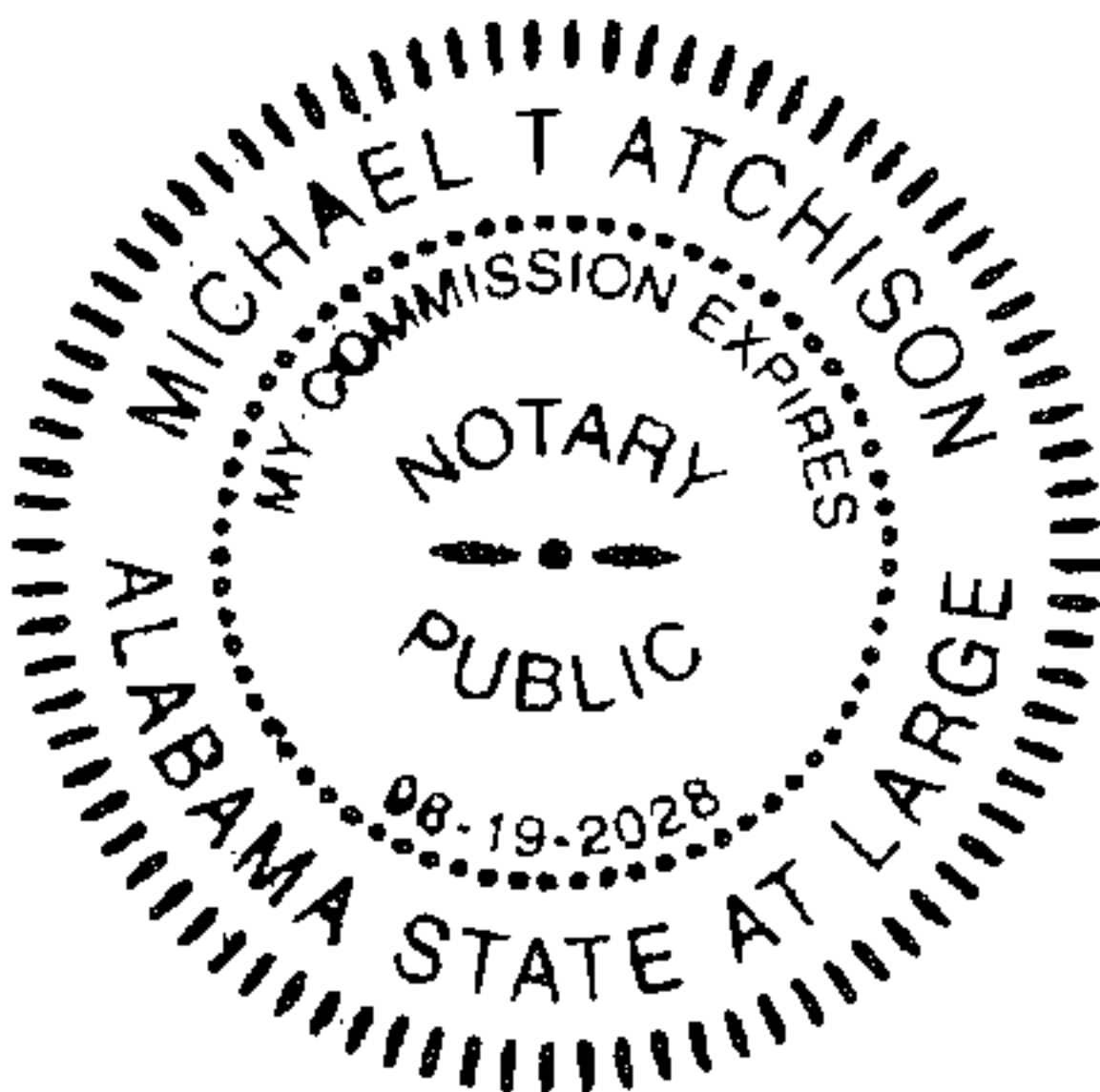
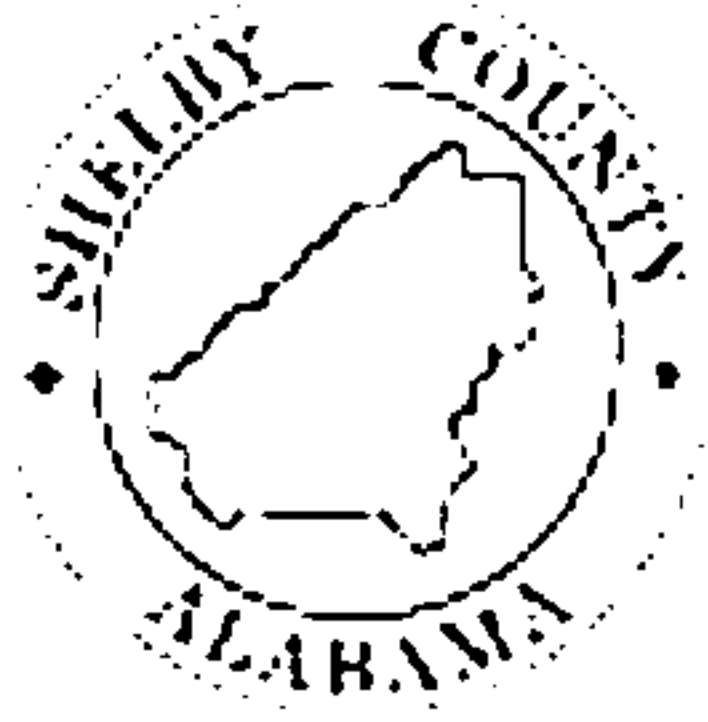


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the SW 1/4 of the NE 1/4 of the fractional Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, thence N 88 degrees 52 minutes 54 seconds W for a distance of 73.57 feet to the Point of Beginning; thence N 88 degrees 52 minutes 54 Seconds W for a distance of 141.60 feet; thence S 01 degrees 07 minutes 34 seconds W for a distance of 458.51 feet; thence S 01 degrees 09 minutes 12 seconds W for a distance of 35.80 feet; thence S 21 degrees 02 minutes 21 seconds W for a distance of 60.66'; thence S 20 degrees 42 minutes 19 seconds W for a distance of 18.82 feet to a point, said point being the beginning of a curve to the right having a radius of 20.00 feet and a chord bearing of S 80 degrees 42 minutes 49 seconds W and a chord distance of 34.78 feet, follow said curve an arc distance of 42.16 feet; thence S 18 degrees 08 minutes 43 seconds E for a distance of 127.36 feet; thence N 23 degrees 44 minutes 3 seconds E for a distance of 120.66 feet; thence N 23 degrees 44 minutes 03 seconds E for a distance of 59.21 feet; thence N 20 degrees 53 minutes 28 seconds E for a distance of 212.33 feet; thence N 86 degrees 18 minutes 39 seconds E for a distance of 47.90 feet; thence N 45 degrees 33 minutes 53 seconds E for a distance of 169.89 feet to a point of a curve to the left, said curve having a radius of 550.00 feet and a bearing of N 34 degrees 33 minutes 08 seconds W and a chord distance of 251.84 feet; follow said arc for a distance of 42.16 feet to the Point of Beginning. Situated in the County of Shelby, State of Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2025 01:16:01 PM
\$29.00 PAYGE
20250102000001450

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	James L Jackson Jr.	Grantee's Name	Michael Adam Collins
			Mandie Collins
Mailing Address	<u>* 5147 Colonial Park Rd</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>200 High Pointe Ridge</u> <u>Montevallo, AL 36066</u>
Property Address	<u>66 Calmont Woods Dr.</u> <u>Montevallo, AL 35115</u>	Date of Sale	
		Total Purchase Price	<u>\$218,000.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 December 26, 2024

Print James L Jackson Jr.

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one