

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed

Know all Men by these Presents: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration to the undersigned, **Suzanne Vellacott-Collins, an unremarried widowed woman** (Grantor), in hand paid by **Suzanne Vellacott-Collins, Trustee, or her successors in interest, of The Suzanne Vellacott-Collins Living Trust, and any amendment thereto, dated March 5, 2024** (Grantee), the receipt of which is hereby acknowledged, said Grantors, hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A".

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, minimum setback lines, and zoning laws, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of said County. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

Source of Title: Instrument No. 20200114000018940
Parcel No.: 03-7-26-0-004-011.000

No Title Opinion rendered or requested.

Edward Lee Collins died on August 17, 2024 and Suzanne Vellacott-Collins was the joint survivor under the Joint Survivorship Warranty Deed recorded in Instrument No. 20200114000018940.


To Have And To Hold, the above-described lot or parcel of land, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does, for herself and for her heirs, personal representatives and administrators, covenant with the said Grantee, Grantee's heirs and assigns that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances; except current ad valorem taxes due next October 1, and except easements for utilities and drainage, minimum set back lines as indicated on recorded plat, restrictive covenants, and zoning laws, if any, and except as otherwise noted above.

Grantor also covenants that she has a good right to sell and convey the same as aforesaid; that Grantor will, and Grantor's heirs, personal representatives, executors and administrators shall, warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons, except as indicated hereinbefore.

The undersigned Grantor does hereby attest, to the best of their knowledge and belief that the information contained in this document, including the tax assessed value, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama (1975) 40-22-1 (h).

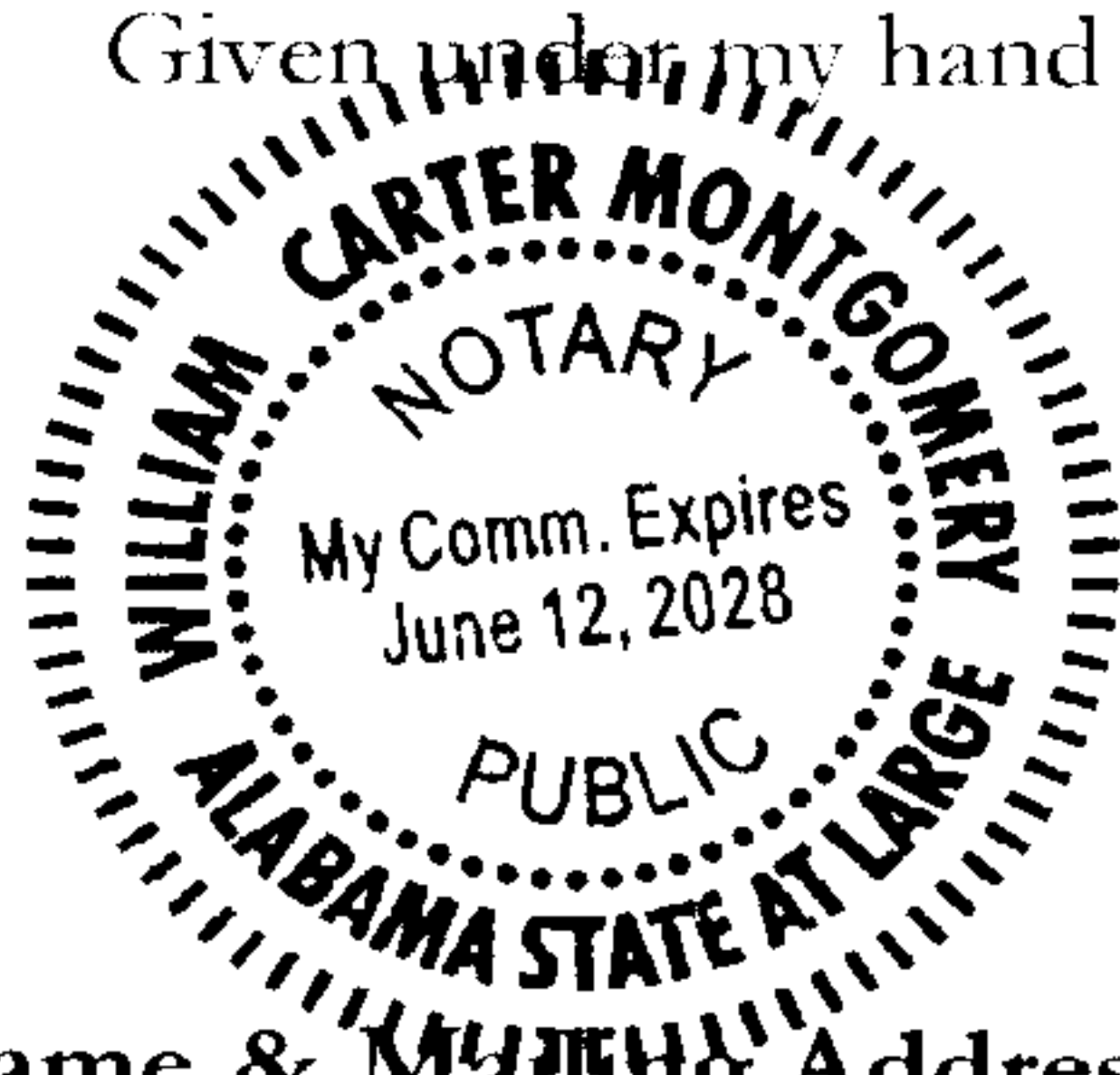
In Witness Whereof, Grantor has hereunto set her hand and seal on this 13th day of December, 2024.


Suzanne Vellacott-Collins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said State at Large, hereby certify that **Suzanne Vellacott-Collins**, 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 freely and voluntarily on the day the same bears date.

Given under my hand and official seal on the 13th day of December, 2024.




Notary Public
My Commission Expires: _____

Grantor's Name & Mailing Address:

Suzanne Vellacott-Collins
2312 Brock Circle
Hoover, AL 35242

Grantee's Name & Mailing Address:

Suzanne Vellacott-Collins Living Trust
2312 Brock Circle
Hoover, AL 35242

Property Address:

2312 Brock Circle
Hoover, AL 35242

Date of Conveyance: December 13, 2024

Tax Assessed Value: \$747,700.00

No Mortgage

THIS INSTRUMENT PREPARED BY:

W. Carter Montgomery, Esq.
Martinson & Beason, P.C.
115 North Side Square
Huntsville, Alabama 35801-4822
(256) 533-1667

Exhibit "A"
Property Description

Lot 36, according to the Survey of Brock Point Phase 2A, as recorded in Map Book 48, Page 70, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397.
3. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23.
4. Amended and Restated Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partners, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840.
5. Covenant and agreement for Water Service as recorded in Real 2365, Page 574
6. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878; amended by First Amendment to Brock Point Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No.: 20181129000418000.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2025 11:26:27 AM
\$776.00 PAYGE
20250128000026090

Allie S. Boyd