

This document prepared by:
Amy R. Milling, Attorney
310 Canyon Park Drive
Pelham, AL 35124
(205) 620-1278

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Inst #20191023000389400, Shelby County
Judge of Probate, Shelby County, Alabama,
10/23/2019.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, we, **Lori Collins and Leland Collins**, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **Lori Collins and Leland Collins**, as Trustees, of the **Collins Family Revocable Living Trust**, dated June 16, 2025, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot B, according to the Survey of Highway 25 Estates, as recorded in Map Book 33, Page 146 in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

Subject to current taxes, building and setback lines, restrictions, covenants and conditions of record. Mining and mineral rights excepted.

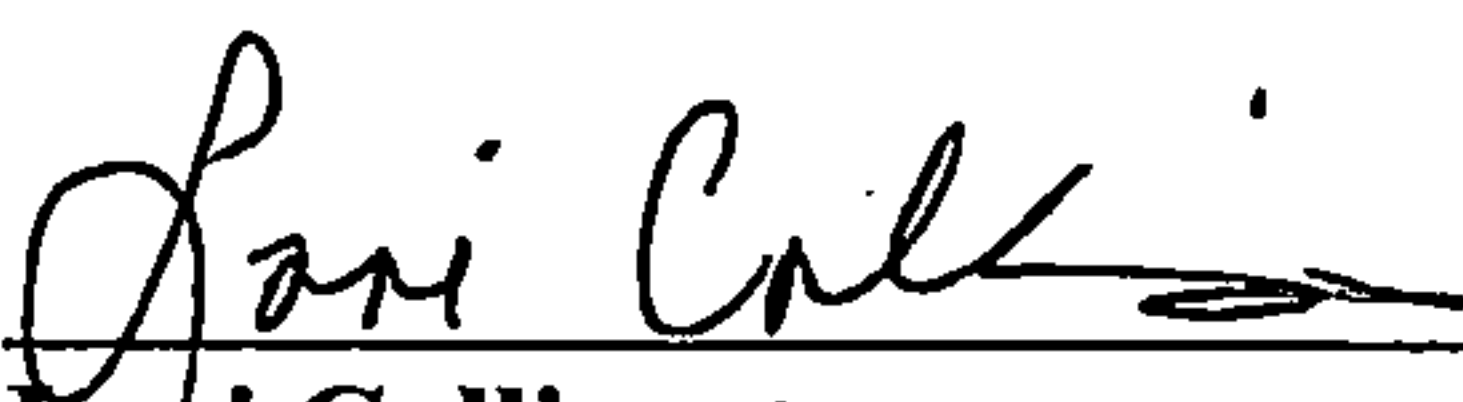
Subject to a mortgage of \$220,000.00 with Rocket Mortgage.

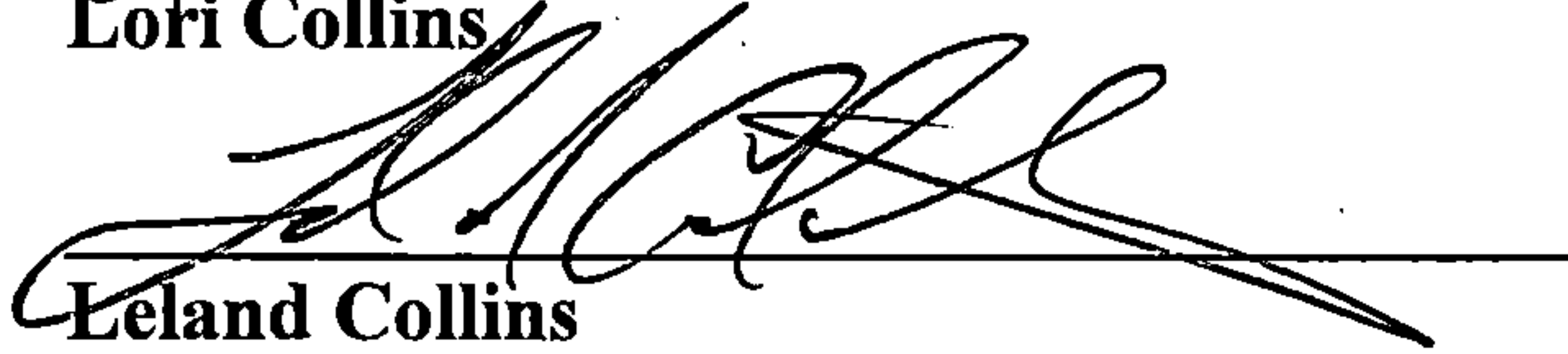
TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees together with every contingent remainder and right of reversion. Grantors does hereby covenant with the said Grantees, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.



20250721000220260 2/3 \$358.00
Shelby Cnty Judge of Probate, AL
07/21/2025 12:18:46 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 3 day of July, 2025.



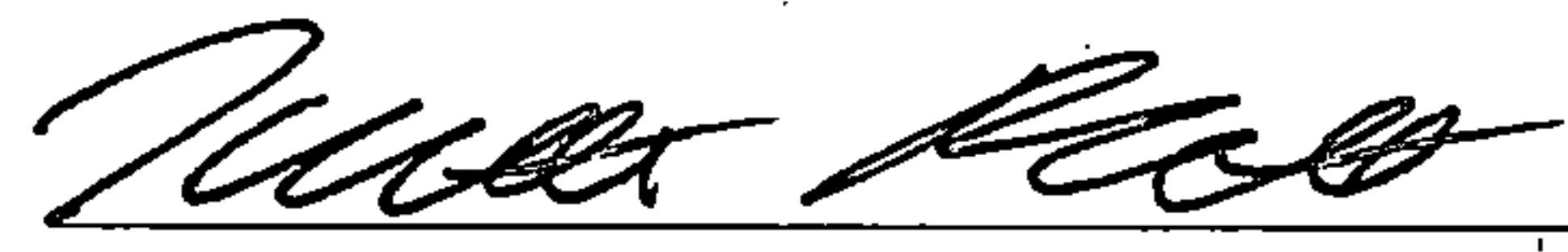
Lori Collins


Leland Collins

(STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Lori Collins** and **Leland 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of July, 2025.



Notary Public
My commission expires:

Send tax notice to:
Collins Family Revocable Living Trust
27154 Hwy 25
Wilsonville, AL 35186

KAITLYN M. BURKS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 30, 2027

Real Estate Sales Validation Form

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

Grantor's Name Lori and Leland Collins
Mailing Address 27154 Hwy 25
Wilsonville, AL 35186

Grantee's Name Lori and Leland Collins, as Trustees,
Mailing Address of the Collins Family Revocable
Living Trust. 27154 Hwy 25
Wilsonville, AL 35186

Property Address 27154 Hwy 25
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 328,840



20250721000220260 3/3 \$358.00
Shelby Cnty Judge of Probate, AL
07/21/2025 12:18:46 PM FILED/CERT

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 Tax Assessor

☐ 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 7/3/25

Print Lori Collins

Unattested

Sign Lori Collins
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1