



20251020000321730 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
10/20/2025 01:23:00 PM FILED/CERT

Recording prepared by:
ROSEMARY T. COLLINS
585 Elvira Rd
Helena, AL 35078

When recorded return to:
SIGNATURE LAND VENTURES LLC
23721 34th Ave W
Brier, WA 98036

Mail tax statements to:
SIGNATURE LAND VENTURES LLC
23721 34th Ave W
Brier, WA 98036

Tax parcel no: 23 1 02 3 002 001.003

State of Alabama

Rev. 13462FE

WARRANTY DEED

This General Warranty Deed is made effective this 10/14/25 (the "Effective Date") between ROSEMARY T. COLLINS, ("Grantor"), individual(s) whose mailing address is 585 Elvira Rd, Helena, AL 35078, and SIGNATURE LAND VENTURES LLC ("Grantee"), a business whose mailing address is 23721 34th Ave W, Brier, WA 98036.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 USD and for other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, sell, alien, demise, release, convey and confirm unto the Grantee the real property (the "Property") located at Parcel ID: 23 1 02 3 002 001.003 BEG AT INT NE R/W COTTON ST & SWLY R/W L&N RR NW 230' (S): SW 45' (S) SE 235' (S) TO POB S2 T21S R3W DIM 253X230 IRR, Alabaster in Shelby County, AL 35007, and more particularly described as follows: BEG AT INT NE R/W COTTON ST & SWLY R/W L&N RR NW 230' (S): SW 45' (S) SE 235' (S) TO POB S2 T21S R3W DIM 253X230 IRR

SUBJECT to the following: No

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all adverse claims to the title to the Property or any part thereof.

Shelby County, AL 10/20/2025
State of Alabama
Deed Tax: \$1.50

1 / 3



20251020000321730 2/3 \$29.50
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This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Grantor declares that the documentary transfer tax is \$1.50 USD, computed on the full consideration or value of property conveyed.

EXECUTED this 10/16/25.

Rosemary T Collins
Grantor Signature

Rosemary T. Collins
Grantor Name

SIGNATURE LAND
VENTURES LLC
Grantee Name

Representative Signature

SCOTT R HEMENWAY
Member
Representative Name and
Title

NOTARY ACKNOWLEDGEMENT

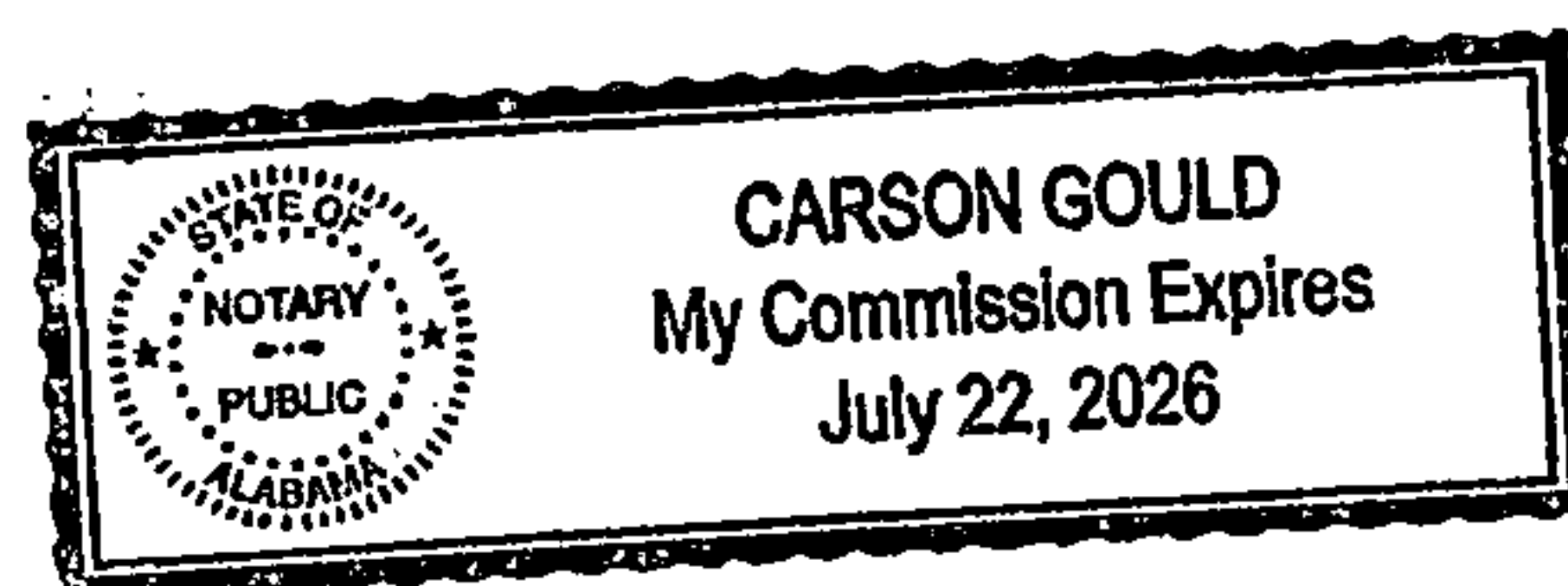
State of Alabama)
County of Shelby) (Seal)

The foregoing instrument was acknowledged before me by means of physical presence this 16th day of October, 2025, by the undersigned, Rosemary T. Collins, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Carson Gould
Signature

Carson Gould
Notary Public

My Commission Expires: July 22 2026



Real Estate Sales Validation Form

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

Grantor's Name Rosemary T. Collins
Mailing Address 585 Elvira Rd.
Helena, AL 35080

Grantee's Name Signature Land Ventures
Mailing Address 23721 34th Av. W
Brier, WA 98036

Property Address 231023002001.003
Alabaster, AL 35007

Date of Sale 10/6/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1,500.

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 Shelby County Records

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 any.

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 10/14/2025

Print Scott Hemmenway

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1