

Send tax notice to:  
Charles Edward Collins, Jr.  
1104 Old Mill Run  
Columbiana, AL, 35051

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2026070T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Eric Dern**, a married person whose mailing address is: 1064 Springfield Dr Chelsea AL 35043 (hereinafter referred to as "Grantors") by **Charles Edward Collins, Jr.** whose property address is: **2370 County Road 32, Columbiana, AL, 35051** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the Survey of Brashier Subdivision, recorded in Map Book 61, page 35, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Easements, rights of way and building lines as shown on recorded map,
3. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 165, page 537 and Deed Book 167, page 400 in the Probate Office. . Easement to Alabama Power Company recorded in Instrument #20241206000376680 in the Probate Office.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, immunities, and release of damages relating thereto, whether or not appearing in the Public Records.

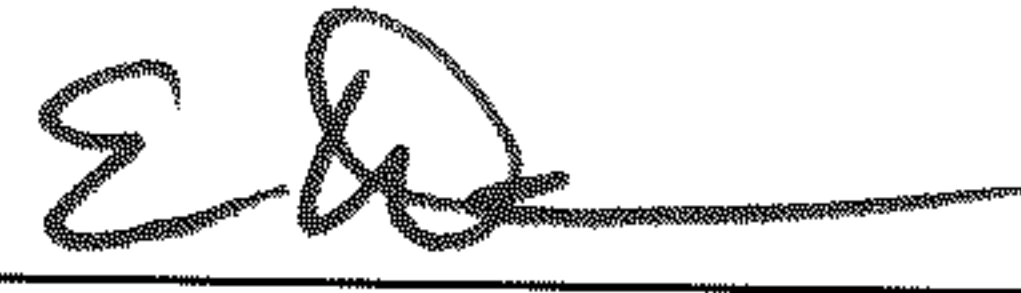
**\$50,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

This property is not the homestead of the grantor nor that of any spouse. This property is vacant land.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

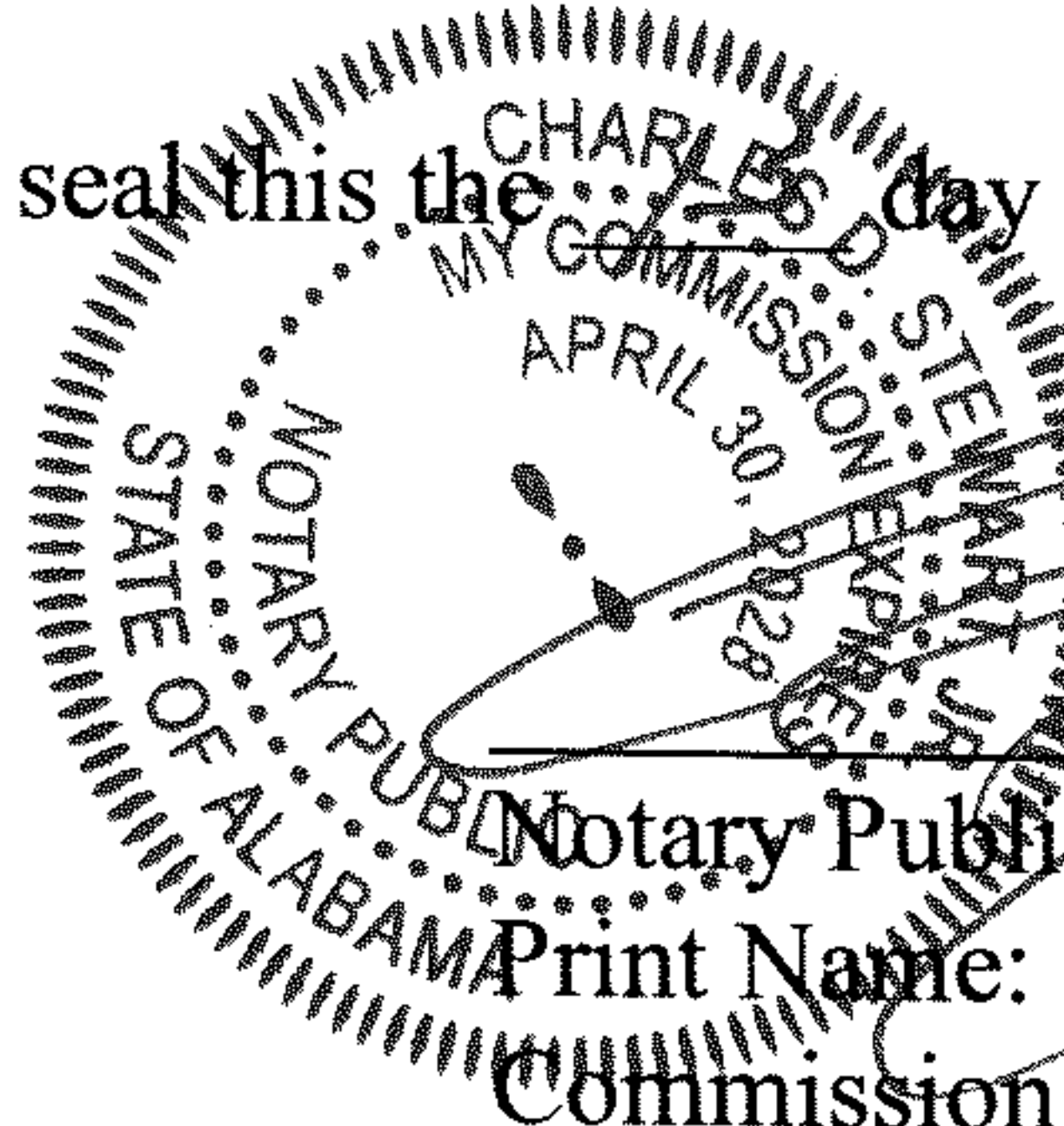
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 13 day of March, 2026.

  
Eric Dern

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Dern whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of March, 2026.

  
Notary Public  
Print Name: Charles D Stewart, Jr  
Commission Expires: 4-30-28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2026 09:49:35 AM  
\$50.00 KELSEY  
20260316000074780

Allie S. Boyd