

SEND TAX NOTICE TO:


(Name) James W. Woods, Jr.

(Address) P.O. Box 382226
BHAM. AL. 35238

This instrument was prepared by:

(Name) Jon B. Terry of Bains & Terry Law Firm

(Address) 1813 Third Avenue, North
Bessemer, AL 35020


20140626000193750 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/26/2014 11:12:01 AM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THE PRESENTS, that in consideration of Seventy-Five Thousand (\$75,000.00) Dollars (being represented by mortgage issued simultaneously herewith and the assumption of an existing mortgage) in consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledge, I or we,

JAMES W. WOODS, SR., a single man

(herein referred to as Grantor, whether one or more), grant bargain, sell and convey unto

JAMES W. WOODS, JR., a single man

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 9, according to the Amended Plat of Emerald Lake, Plat No. 1, as recorded in Map Book 19, Page 73 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and right-of-way, if any, of record.

NOTE: No title search was performed by the preparer of this conveyance and none requested by the Grantors or Grantee herein. Said information was provided by the parties.

TO HAVE AND TO HOLD to the said Grantees, his/her of their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her of 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 stated

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 Grantee, his/her of their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26 of July, 2012.

James W. Woods Sr.
JAMES W. WOODS, SR.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES W. WOODS, SR.**, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of July, 2012.

Melanie M. Fordham
NOTARY PUBLIC

MCE
9/17/13



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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 W. WOODS SR
Mailing Address 240 STONEGATE DR
BHAM AL 35242

Grantee's Name JAMES W. WOODS JR
Mailing Address P.O. BOX 382226
BHAM AL 35242

Property Address 118 EMERALD LAKE DR.
PELHAM AL 35124

Date of Sale 7/26/12

Total Purchase Price \$ 175,000

or

Actual Value \$ 175,000

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)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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).

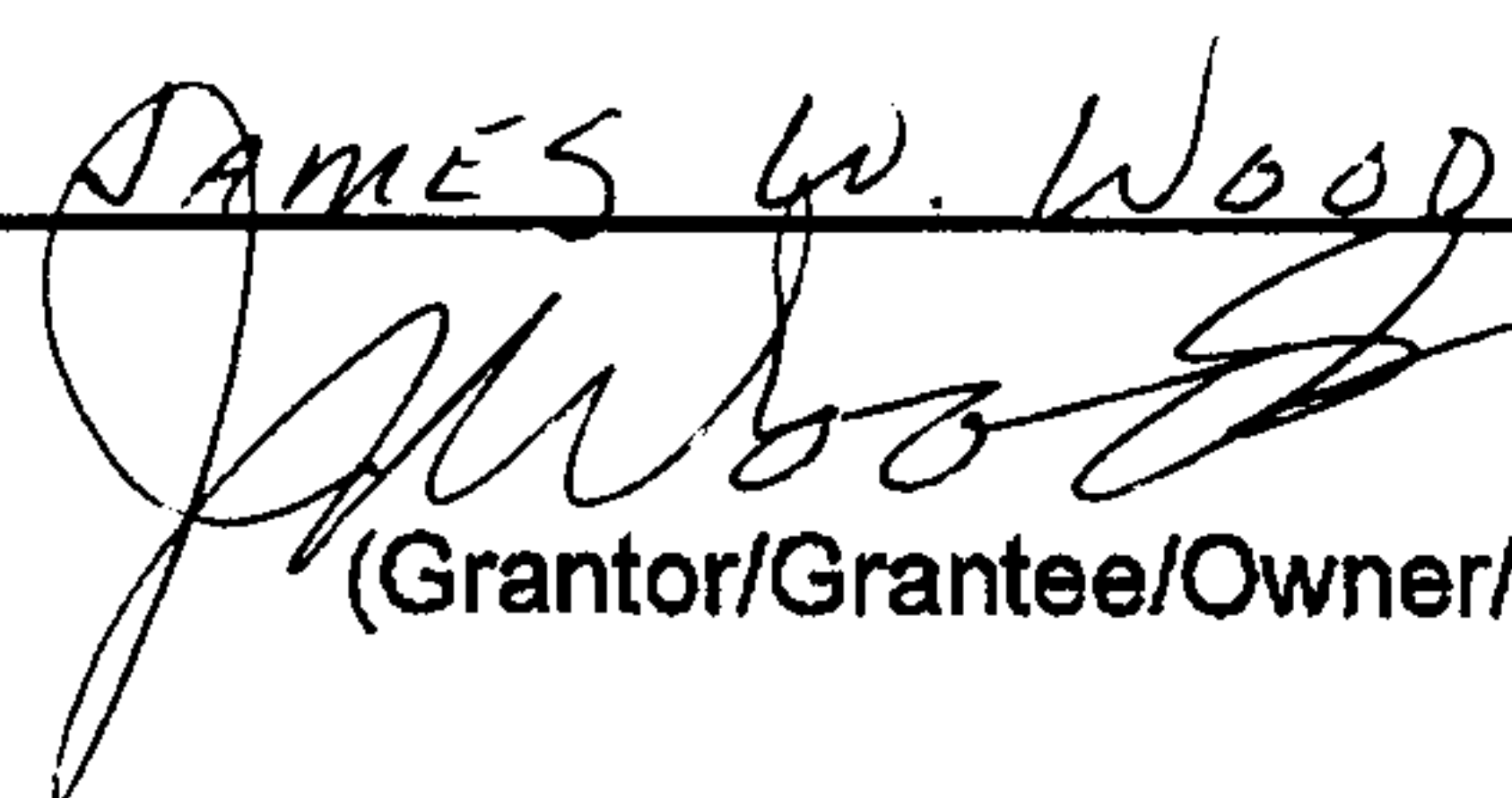
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/26/14

Unattested

Print JAMES W. WOODS JR.

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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