

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY            KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Daniel Allred, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Ginger Wood, formerly known as Ginger Allred, and Sheilah Wood (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, all of GRANTOR's undivided right, title, and interest in the following described real estate situated in Shelby County, Alabama to-wit:


From the Southwest corner of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, proceed Northerly a distance of 1598.7 feet to an iron bar; thence deflect right 07 deg. 23 min. 47 sec. and proceed Northerly a distance of 161.63 feet to a point on the North boundary of a Chert Road; thence deflect right 97 deg. 51 min. 57 sec. and proceed Southeasterly along the Northerly boundary of said road a distance of 366.54 feet to the point of beginning of herein described parcel of land; thence deflect right 07 deg. 52 min. 01 sec. and continue Southeasterly along said road for a distance of 485.47 feet to a point; thence deflect left 105 deg. 43 min. 59 sec. and proceed Northerly for a distance of 544.74 feet to a point; thence deflect left 56 deg. 24 min. 22 sec. and proceed Northwesterly for a distance of 301.98 feet to a point; thence deflect left 103 deg. 11 min. 47 sec. and proceed Southwesterly for a distance of 619.0 feet back to the point of beginning of herein described parcel of land.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

Shelby County, AL 04/26/2017  
State of Alabama  
Deed Tax: \$14.00

  
20170426000142810 1/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/26/2017 10:07:01 AM FILED/CERT

administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 26<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_

Daniel Allred

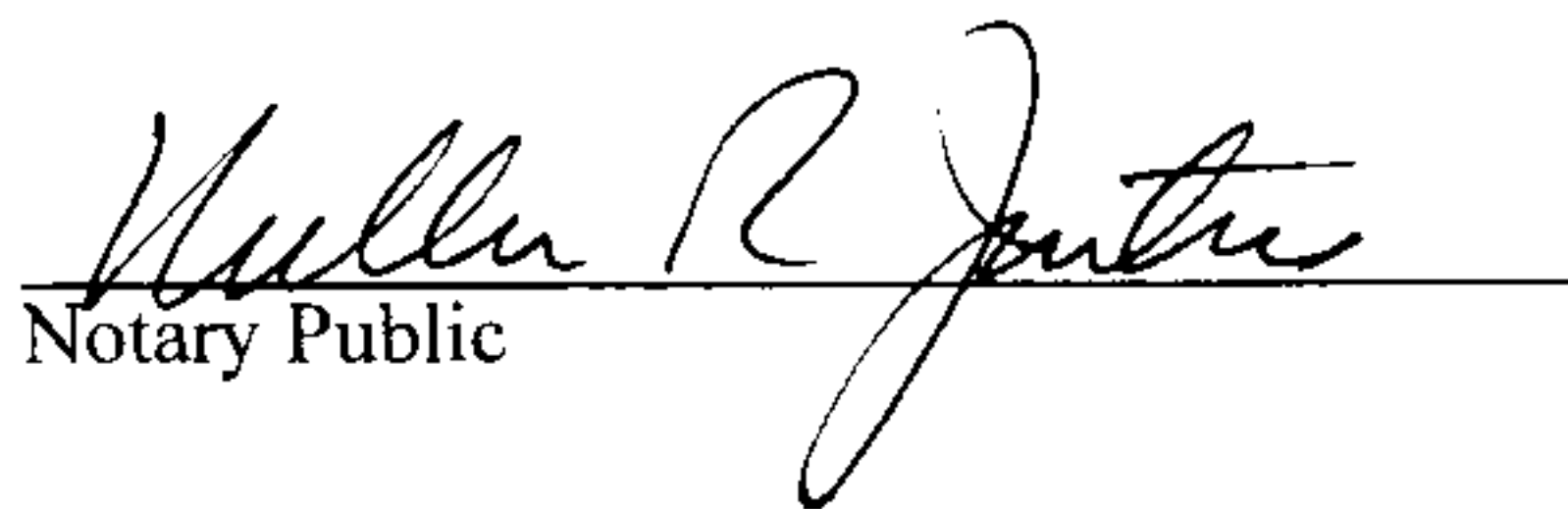
STATE OF ALABAMA

SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Allred, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of April, 2017.



  
\_\_\_\_\_

Notary Public

  
20170426000142810 2/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/26/2017 10:07:01 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Daniel Allred
Mailing Address 112 Hwy 57
Vincent, AL 35178

Grantee's Name Ginger Wood & Sheila Wood
Mailing Address 561 Autumn Lane
Vincent, AL 35178

Property Address Autumn Lane
Vincent, AL

Date of Sale 4-26-17
Total Purchase Price \$
or
Actual Value \$

1/3 Assessor's Market Value \$ 1/3 = 13,967 (41,930) Total estimate

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 Tax Office

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 4-26-17
Print Daniel Allred
Sign [Signature]
(Unattested) (verified by) (Grantor/Grantee/Owner/Agent) circle one