

20201118000529560
11/18/2020 03:46:25 PM
DEEDS 1/2

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2020-11-6126
Documentary Evidence: Sales Contract

Send Tax Notice To:
Darek Wood and
Shannon Wood
225 Oaklyn Hills Drive
Chelsea, AL 35043
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty thousand four hundred and No and 00/100 Dollars (\$54,400.00), which is the total amount of the property assessment, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Darek Wood and spouse Shannon Wood**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Darek Wood and Shannon Wood**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 1, according to the survey of Baker Acres, as recorded in Map Book 43, page 24, in the Probate Office of Shelby County, Alabama.

Together with a 30 foot ingress/egress and utility easement, lying 15 feet either side of and parallel to the following described centerline:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 deg. 36 min. 32 sec. West, a distance of 1319.68 feet; thence South 00 deg. 03 min. 05 sec. West, a distance of 692.49 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 89 deg. 36 min. 32 sec. East a distance of 323.00 feet to the POINT OF ENDING OF SAID CENTERLINE.

Also:

The Northwest 1/4 of the Southeast 1/4, Section 8, Township 21 South, Range 1 East, Shelby County, Alabama.

\$230,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 13th day of November, 2020.

Derek Wood (Seal)
Derek Wood

Shannon Wood (Seal)
Shannon Wood

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Derek Wood and Shannon Wood**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 13th day of November, 2020.

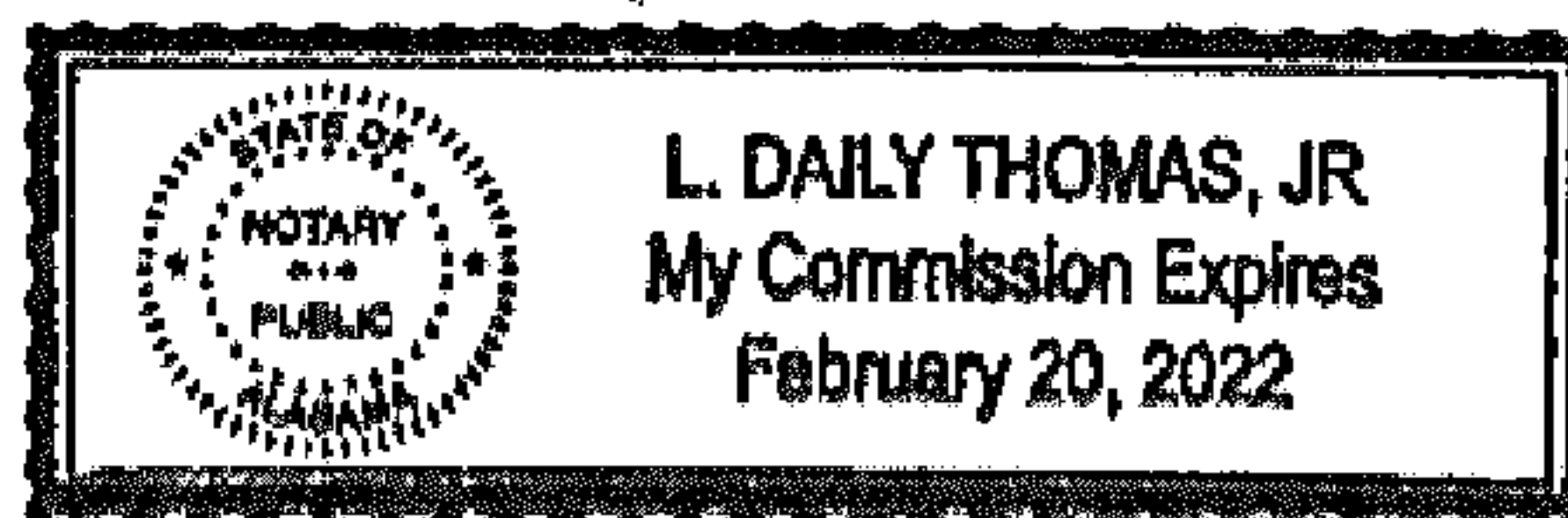
Notary Public

My Commission Expires:

L. Daily Thomas, Jr
2/20/2022

Grantors' Mailing Address:

225 Oaklyn Hills Drive
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2020 03:46:25 PM
\$79.00 JESSICA
20201118000529560

Allen S. Bayl