

This instrument prepared by:

Send Tax Notice to Grantee at the following address:

DANIEL P. OGLE, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

JPW VENTURES LLC
ATTN: MR. J. PHILLIP WOOD
2543 COMANCHE DRIVE
BIRMINGHAM, ALABAMA 35244

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTORS, **Jan Phillip Wood** and **Jill C. Wood**, husband and wife (hereinafter referred to as GRANTORS), quit claim, grant, sell and convey unto the GRANTEE, **JPW Ventures LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), all of GRANTORS' right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:


Unit 201, in Horizon, a Condominium as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument Number 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28 page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D"; together with an undivided interest in the common elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

IN WITNESS WHEREOF, said GRANTORS, **Jan Phillip Wood** and **Jill C. Wood**, have hereunto set their hand and seal this the **22nd** day of **February, 2022**.

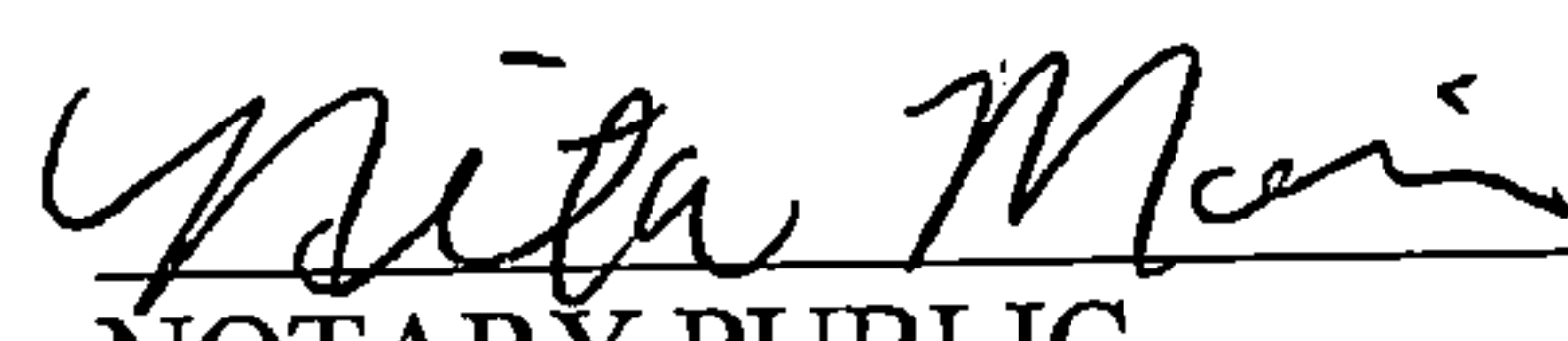


Jan Phillip Wood

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jan Phillip Wood**, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of **February, 2022**.



NOTARY PUBLIC
My Commission Expires: 5/14/25



20220223000076290 2/3 \$122.50
Shelby Cnty Judge of Probate, AL
02/23/2022 08:23:27 AM FILED/CERT

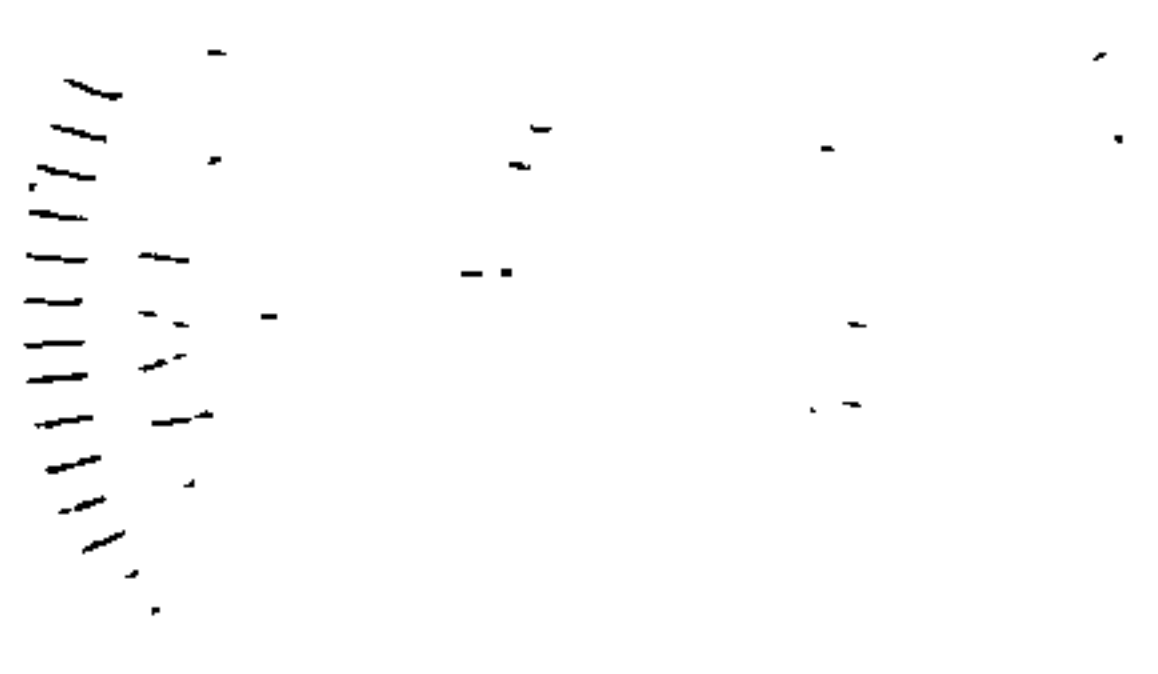
Jill C Wood
Jill C. Wood

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jill C. Wood**, 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of **February, 2022**.

Nita May
NOTARY PUBLIC
My Commission Expires: 5/14/25





20220223000076290 3/3 \$122.50
Shelby Cnty Judge of Probate, AL
02/23/2022 08:23:27 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 Jan Phillip Wood
Mailing Address Jill C. Wood
201 Morning Sun Drive
Birmingham, AL 35242

Grantee's Name JPW Ventures, LLC
Mailing Address Attn: J. Phillip Wood
2543 Comanche Drive
Birmingham, AL 35244

Property Address 201 Morning Sun Drive
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 94,100.00

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 assessor 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 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 2/22/22

Print Jan Phillip Wood

Unattested Nita Moore
(verified by)

Sign Jan Phillip Wood
(Grantor/Grantee/Owner/Agent) circle one

