

**This instrument was prepared by:**

**Mitchell A. Spears**

Attorney at Law

P. O. Box 119

Montevallo, AL 35115

205/665-5076

**Send Tax Notice to:**

(Name) Edward A. Woods

(Address) 410 Highway 6

Calera, AL 35040

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***Statutory Warranty Deed (Survivorship)***

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STATE OF ALABAMA

SHELBY COUNTY


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 (\$120,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **FIRST COMMERCIAL BANK, a division of Synovus Bank,** whose address is **P. O. Box 11746, Birmingham, AL 35202** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **EDWARD A. WOODS and wife, LISA M. WOODS,** whose address is **410 Highway 6, Calera, Alabama 35040** (herein referred to as grantees), the following described real estate, which is located at 2052, 2092 and 2172 Highway 89, Montevallo, Alabama 35115, situated in **SHELBY** County, Alabama, to-wit:

**Lots 1, 2, 3 and 4, according to the Survey of Bailey's Addition to Roberta, as recorded in Map Book 38, Page 70, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Taxes for 2013 and subsequent years.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated March 7, 2012 and recorded on March 7, 2012 at 03:15:21 PM in Instrument #20120307000080970, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.
- Permits to Alabama Power Company recorded in Deed Book 142, Page 492 and Deed Book 238, Page 417.
- Easement to Alabama Power Company recorded in Inst. No. 1999-29678.
- Joint driveway easement as shown on map of said subdivision.

  
20121025000410410 1/3 \$42.00  
Shelby Cnty Judge of Probate, AL  
10/25/2012 01:36:59 PM FILED/CERT

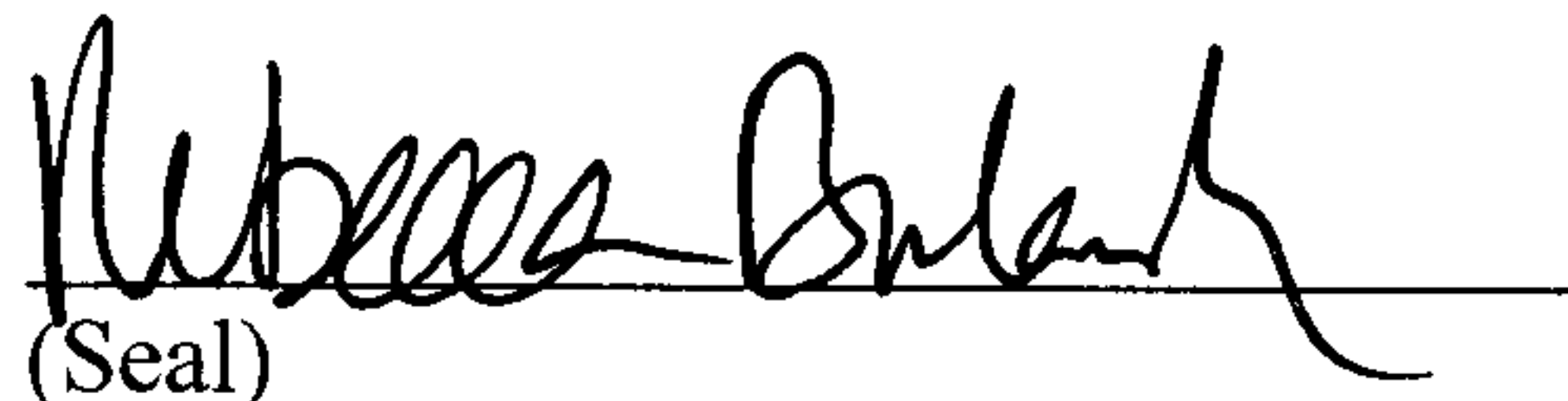
Shelby County, AL 10/25/2012  
State of Alabama  
Deed Tax: \$24.00

- **PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK, EXECUTED BY GRANTEES ON EVEN DATE HERewith, IN THE AMOUNT OF \$96,000.00.**

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 24 day of October, 2012.

**First Commercial Bank, a division of  
Synovus Bank**

  
(Seal)

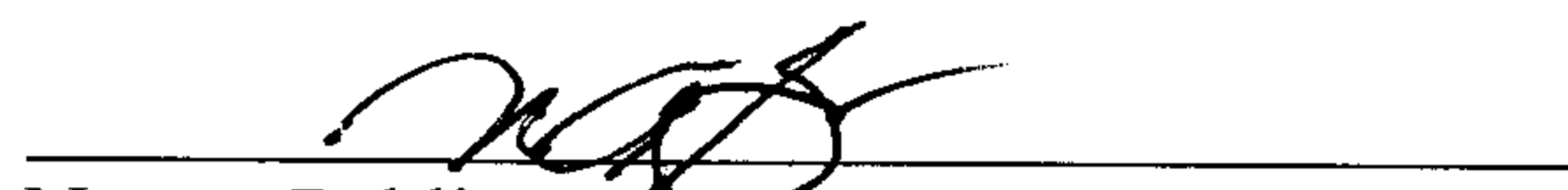
By: Rebecca Burbank

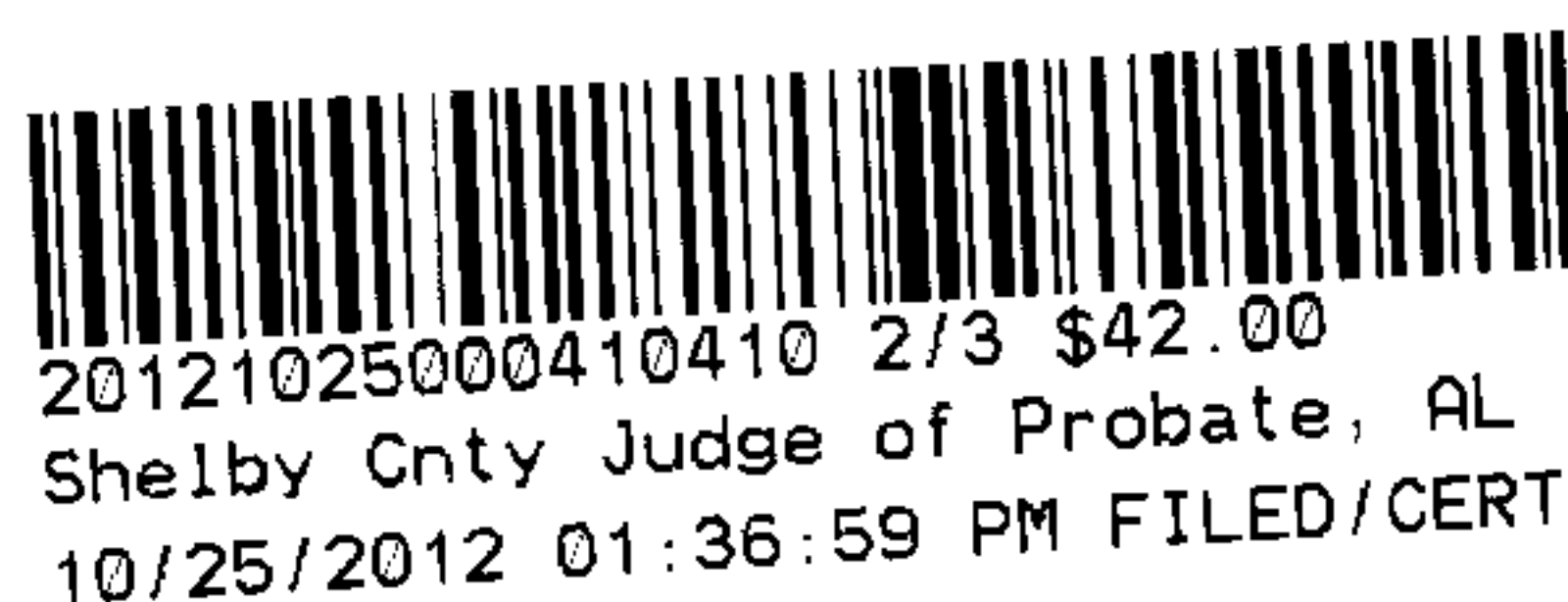
Its: Assistant Vice-President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Burbank whose name as Assistant Vice-President of First Commercial Bank, a division of Synovus Bank**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 24 day of Oct., 2012.

  
Notary Public  
My Commission Expires: 8/13/13





# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name	<u>First Commercial Bank</u> <u>a division of Synovus Bank</u>	Grantee's Name	<u>Edward A. Woods &amp; Lisa M. Woods</u>
Mailing Address	<u>P. O. Box 11746</u> <u>Birmingham, AL 35202</u>	Mailing Address	<u>410 Highway 6</u> <u>Calera, AL 35040</u>
Property Address	<u>2052 and 2172 Hwy. 89</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>October 24, 2012</u>
		Total Purchase Price	\$ <u>120,000.00</u>
		Or	
		Actual Value	\$ _____
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

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).

First Commercial Bank, a division of Synovus Bank

Date 10/24/12

Print \_\_\_\_\_

Unattested Mitchell A. Spears  
(verified by)

By: Rebecca Burbank  
Its: Assistant Vice-President  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA )  
COUNT OF SHELBY )

Sworn to and subscribed before me this the 24 day of OCTOBER, 2012.

20121025000410410 3/3 \$42.00  
Shelby Cnty Judge of Probate, AL  
10/25/2012 01:36:59 PM FILED/CERT

Notary Public [Signature]  
My commission expires: 8/13/13