

20130510000193770 1/3 \$368.00
Shelby Cnty Judge of Probate, AL
05/10/2013 09:46:51 AM FILED/CERT

Send Tax Notice to:
Lesley K. Brannen and Jeanne D. Brannen
34920 Highway 280
Sylacauga, Alabama 35150

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) 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 Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), to the undersigned grantor or grantors, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I or We, **TREASURE WOOD, an unmarried woman**, (herein referred to as grantor), do grant, bargain, sell and convey unto **LESLEY K. BRANNEN and wife, JEANNE D. BRANNEN** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I:

Lots 1 and 2 according to the L. N. Wyatt, Sr. Subdivision No. 2 as recorded in Map Book 4, Page 7 in the Probate Office of Shelby County, Alabama.

Parcel II:

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 2 East; thence run Southwardly along the East line of said 1/4-1/4 section line for a distance of 227.70 feet to the point of beginning; said point also being on the Southerly right of way line of said Highway 280; thence continue along last described course for a distance of 248.0 feet; thence turn an angle to the right 125° 51' 27" and run a distance of 179.74 feet to a point on the Northeasterly right of way line of a paved road; thence turn an angle to the right of 99° 43' 57" and run Northeasterly along said right of way for a distance of 205.61 feet to the point of beginning.

Less and except the following:

- (1) All taxes for the year 2013 and subsequent years, not yet due and payable.
- (2) Reservations and Easement recorded in Instrument 20040623000341670 and Instrument 20040623000341680 in the Probate Office of Shelby County, Alabama.
- (3) Such state of facts as shown on recorded subdivision plat, as applicable.
- (4) Any portion of subject property lying within a road right of way.
- (5) Any prior reservation or conveyance regarding mineral and mining rights, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

Treasure Wood is the surviving Grantee of Warranty Deed

Shelby County, AL 05/10/2013
State of Alabama
Deed Tax: \$350.00

recorded in Deed Book 303, Page 788, Shelby Real 364, Page 985 and Instrument 1993-7796 as Carl J. Wood died on May 24, 2007.

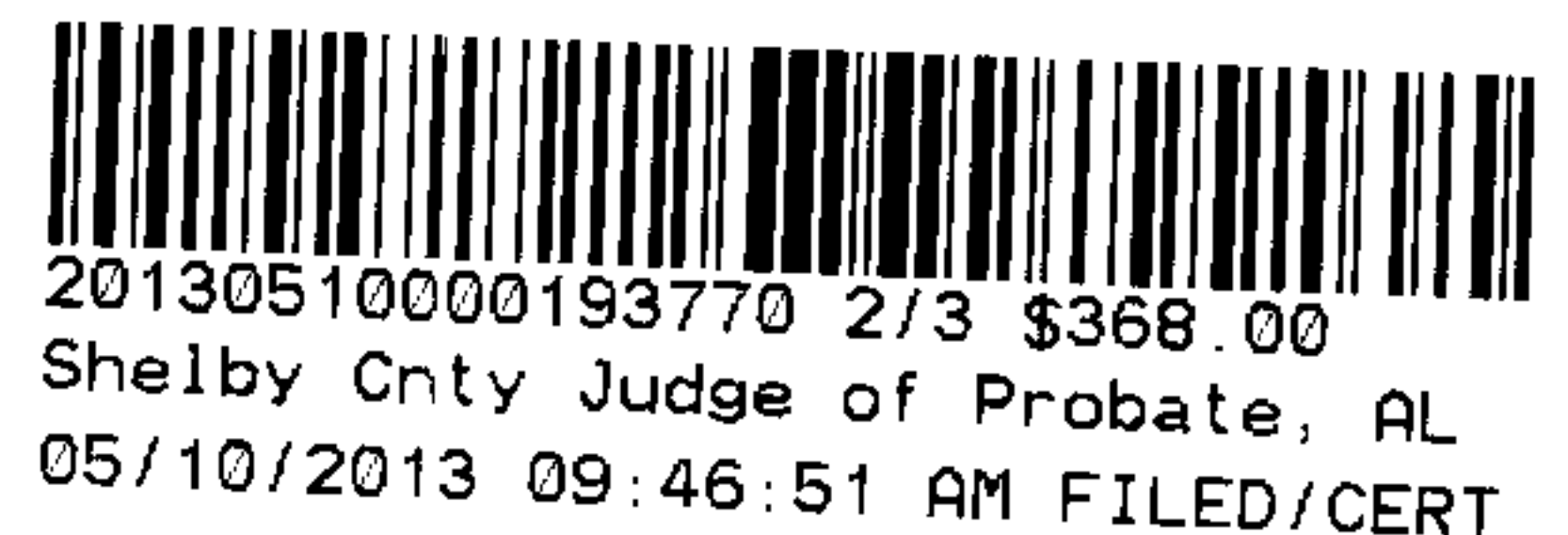
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hands and seals this 9 day of May, 2013.

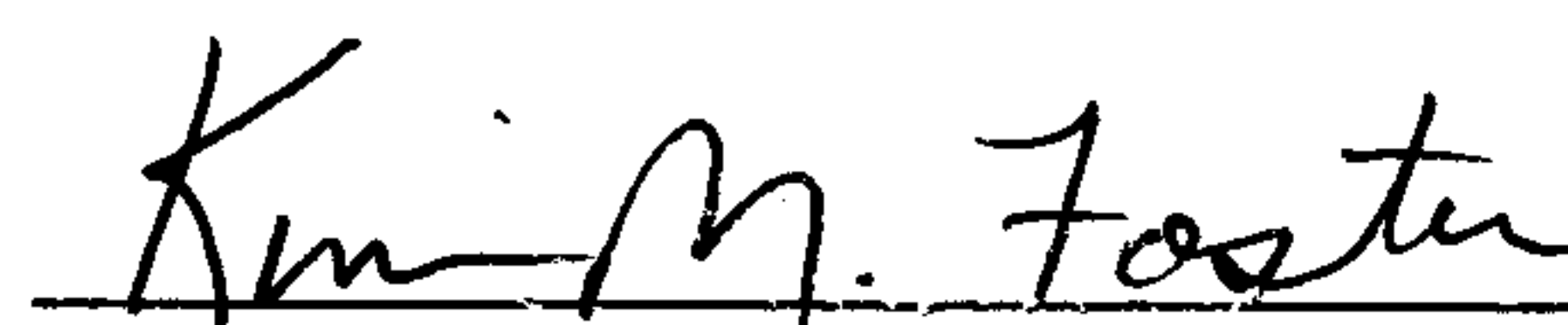

TREASURE WOOD

STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TREASURE WOOD, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 2013.


Notary Public
My Commission Expires: 12-28-14

Real Estate Sales Validation Form

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

Grantor's Name Treasure Wood
Mailing Address P.O. Box 189
120 Walthall Road
Harpersville, AL 35078

Grantee's Name Lesley K. Brannen & Jeanne D. Brannen
Mailing Address 34920 Highway 280
Sylacauga, AL 35150

Property Address 4151 Highway 280 E
Harpersville, AL 35078

Date of Sale May 9, 2013

Total Purchase Price \$ 350,000.00

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)

☐ 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 5-9-13

Unattested

J. F. Wood
(verified by)

Print

Treasure Wood

Sign

Treasure Wood

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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