

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Brian R. Bone  
1075 Hwy. 5  
W. 1st Ave. AL 35762

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Twenty One Thousand dollars and Zero cents (\$221,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Christopher R. Wood and wife, Rachael H. Wood (herein referred to as grantors) do grant, bargain, sell and convey unto Brian R. Bone and Dawn L. Bone (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

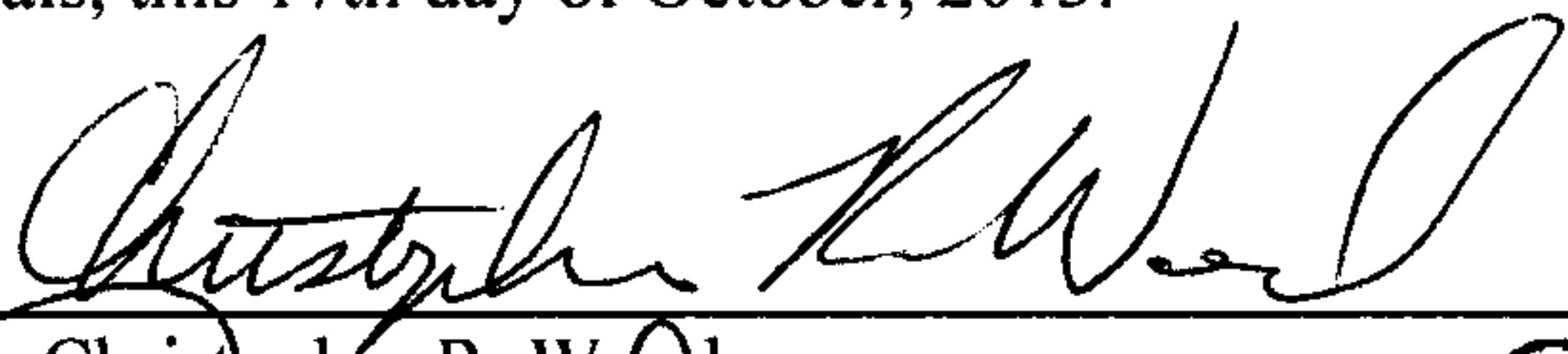
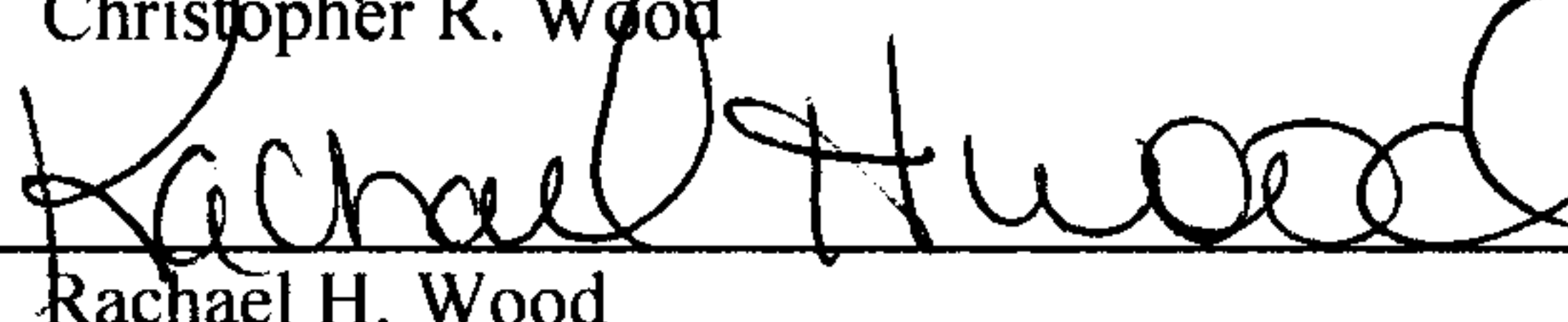
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$209,950.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hands and seals, this 17th day of October, 2013.

_____	(Seal)		(Seal)
_____	(Seal)	Christopher R. Wood	
_____	(Seal)		(Seal)
_____	(Seal)	Rachael H. Wood	
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

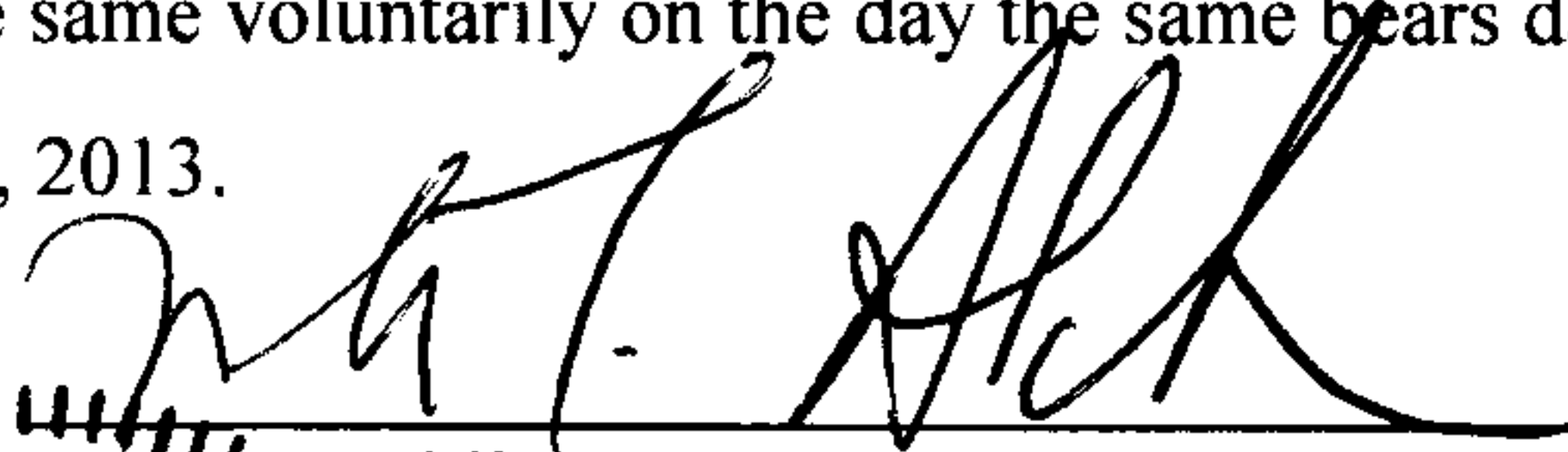
} General Acknowledgment

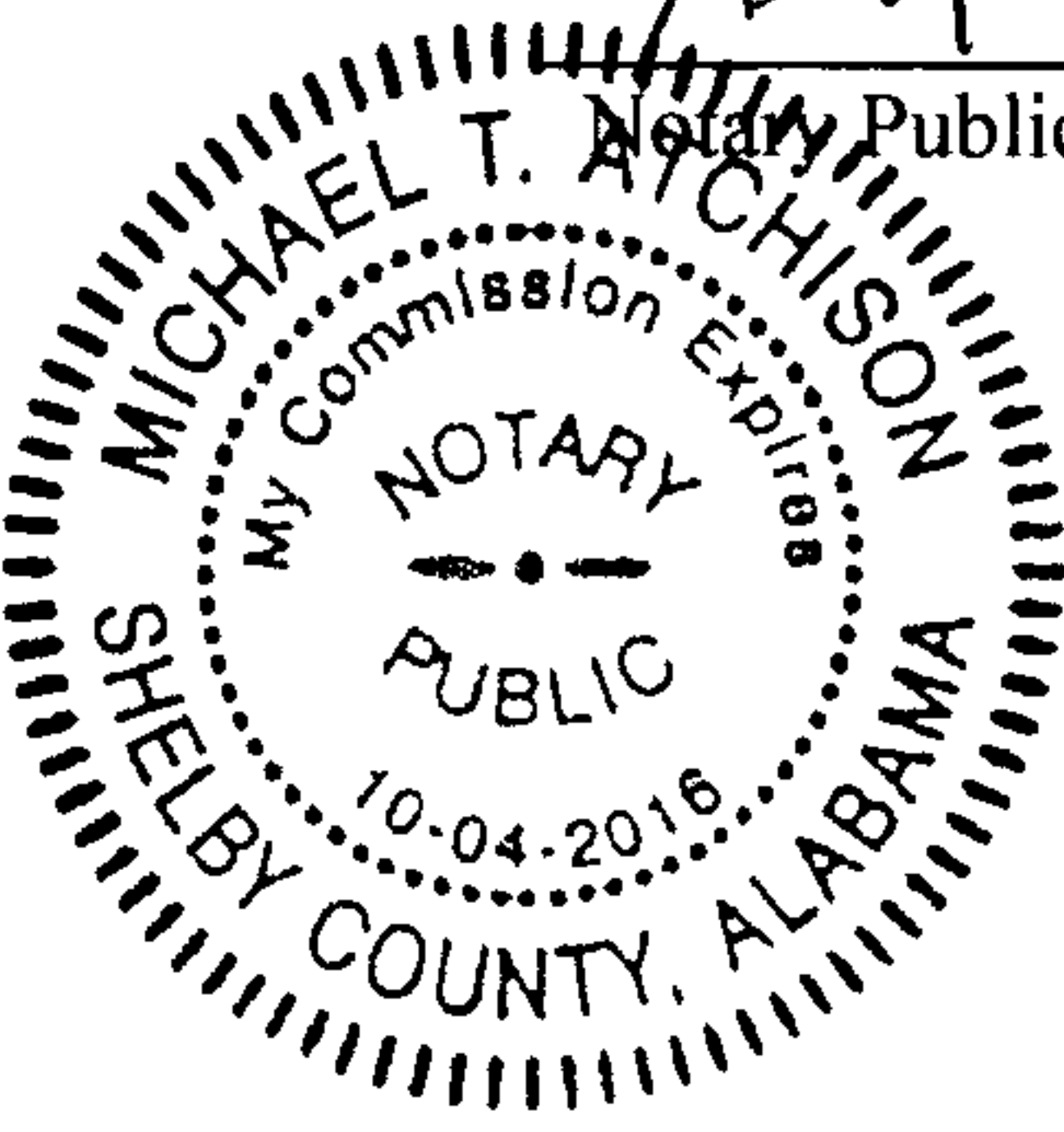
COUNTY SHELBY


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

Given under my hand and official seal this 17<sup>th</sup> day of October, 2013.

My Commission Expires: 10-4-16

  
\_\_\_\_\_  
Notary Public



  
20131024000420470 1/3 \$31.50  
Shelby Cnty Judge of Probate, AL  
10/24/2013 11:18:11 AM FILED/CERT  
  
Shelby County, AL 10/24/2013  
State of Alabama  
Deed Tax:\$11.50

## EXHIBIT A

Commence at the SE corner of Section 8, Township 21 South, Range 1 East; thence run West along said section line a distance of 66.70 feet to the point of beginning; thence continue along last described course a distance of 630.00 feet; thence turn an angle of 95 degrees 33 minutes 26 seconds right and run a distance of 210.00 feet; thence turn an angle of 84 degrees 26 minutes 34 seconds right and run a distance of 630.00 feet; thence turn an angle of 95 degrees 33 minutes 26 seconds right to the chord of a curve to the right and run a distance of 210.00 feet along said chord to the point of beginning. Situated in Shelby County, Alabama.



20131024000420470 2/3 \$31.50  
Shelby Cnty Judge of Probate, AL  
10/24/2013 11:18:11 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 Christopher Wood Grantee's Name Brian Borge  
Mailing Address 201 BRIARWOOD STREET Mailing Address 1075 Hwy 5  
COLUMBIANA, AL 35057 WILSONVILLE 35186  
Property Address \_\_\_\_\_ Date of Sale 10-17-13  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Total Purchase Price \$ 221000  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10-17-13

\_\_\_\_\_  
Unattested  
(verified by)

Print M. K. T. Affickson  
Sign M. K. T. Affickson  
(Grantor/Grantee/Owner/Agent) circle one

