

**This instrument was prepared by:**

David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

**Send tax notice to:**

Christopher Byrd Woodham  
3435 Crossing Way  
Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Forty-Three Thousand and 00/100 Dollars (\$243,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**Regions Bank as Personal Representative and Trustee of The Estate of Wilton E. Dyson, Jr., deceased,  
Jefferson County Probate Case No. 2012-217165**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Christopher Byrd Woodham and Holly Howell Woodham**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Lot 22A, according to a Resurvey of Lots 19 through 23, Lots 27 through 32 Caldwell Crossings, as recorded in Map Book 29, page 102, in the Probate Office of Shelby County, Alabama.**

**\$234,495** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2014 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **12th day of December, 2013**.

**Regions Bank as Personal Representative and Trustee of the Estate of Wilton E. Dyson, Jr.**

BY: Kelly Morrison (Seal)  
Kelly Morrison  
ITS: Vice President

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Kelly Morrison as Vice President of Regions Bank as Personal Representative and Trustee of the Estate of Wilton E. Dyson, Jr.** 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 and with full authority as such Vice President of Regions Bank in its capacity as **Personal Representative and Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **12th day of December, 2013**

Notary Public: **Lauren Ashley Baum**  
My Commission Expires: **02/12/2014**



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Regions Bank For  
William E. Driscoll Jr.  
3435 Crossings Way  
Birmingham, AL 35212

Grantee's Name  
Mailing Address

Christopher & Holly Woodham  
3435 Crossings Way  
Birmingham, AL 35212

Property Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale

12-12-13

Total Purchase Price

\$ 234,495.00

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

☐ 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 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

12/31/13

Unattested

Print

Sign

Dawn Bagwell for David P. Condon PC

Dawn Bagwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140109000008910 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/09/2014 12:20:58 PM FILED/CERT