

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20140124000024370 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
01/24/2014 02:58:10 PM FILED/CERT

Send Tax Notice to:
Stephanie Woods

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE HUNDRED DOLLARS AND NO/00 DOLLARS (\$500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brent Hobbs and wife, Shannon Hobbs (herein referred to as Grantor)** grant, bargain, sell and convey unto **Stephanie Woods, a single woman, and Linda Obering, a single woman (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

LESS AND EXCEPT OUT OF PARCEL 2

A parcel of land, being part of Parcel 2 of Dry Brant Estates, as recorded in Map Book 31, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of above said Parcel 2 of Dry Branch Estate; thence N44°32'28"E, a distance 640.12' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 224.13'; thence S48°04'33"W, a distance of 154.19'; thence S37°46'32"W, a distance of 70.00; to the POINT OF BEGINNING.

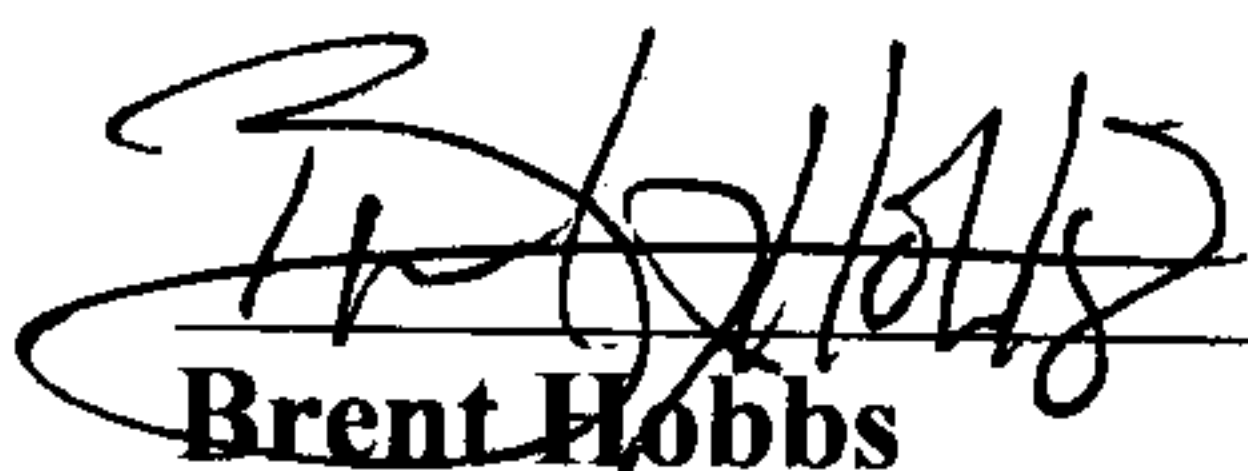
SUBJECT TO:

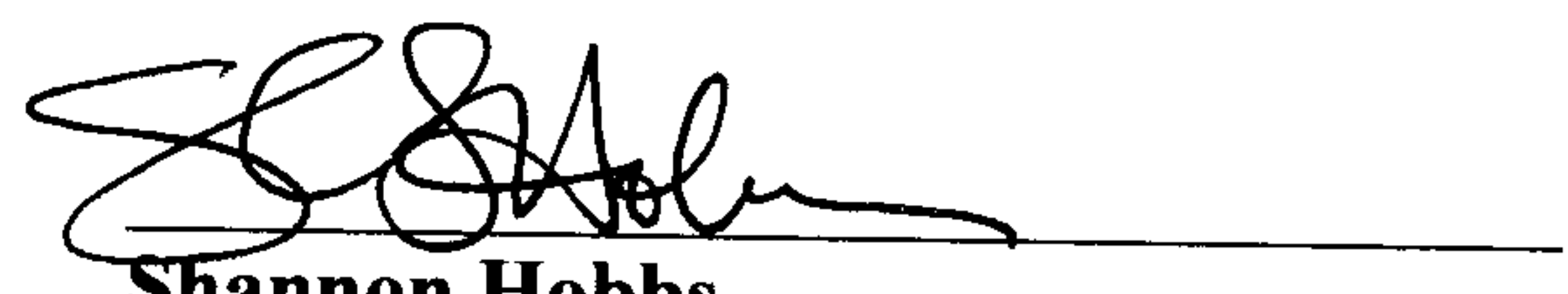
1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January, 2014.


Brent Hobbs

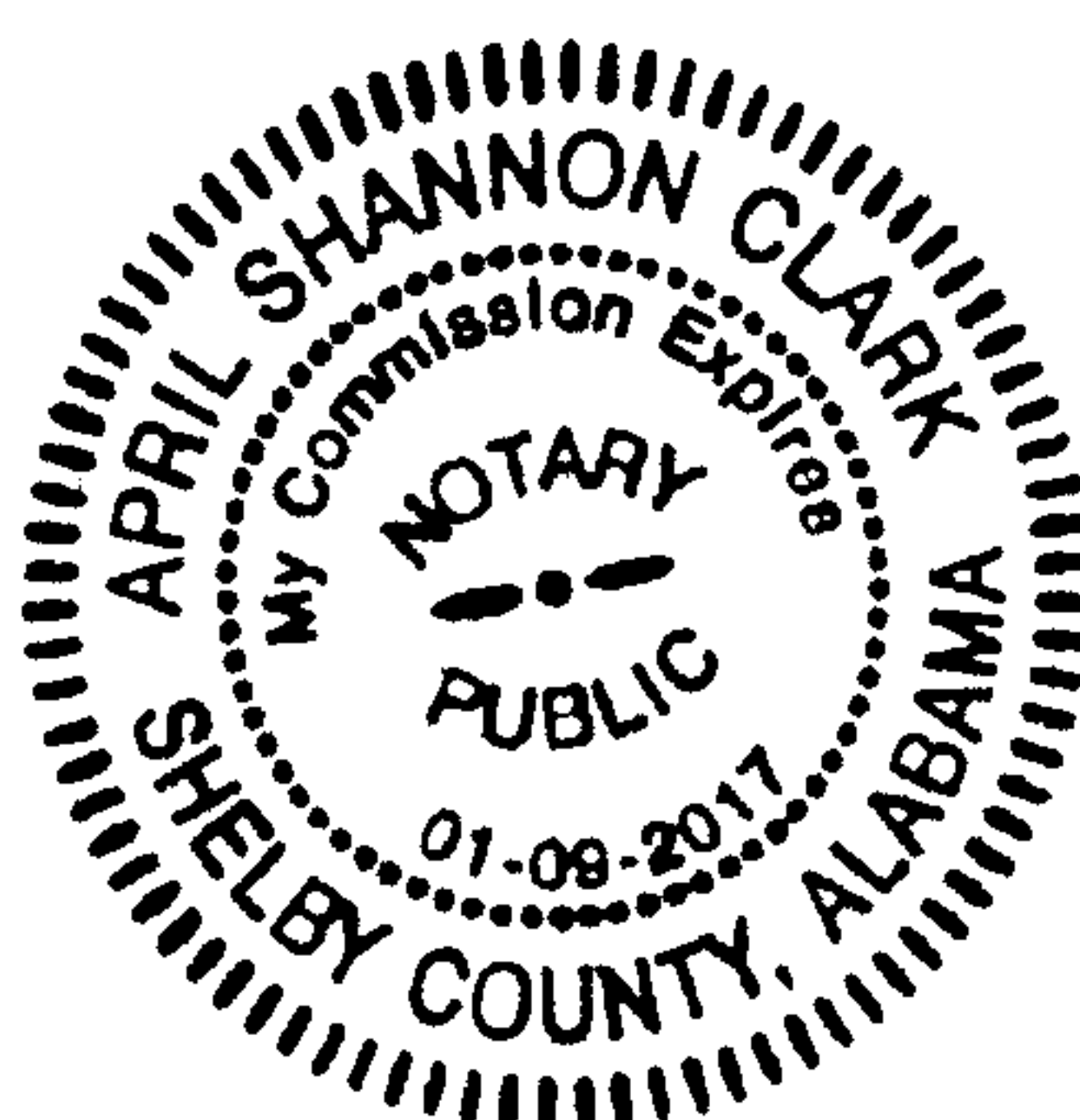

Shannon Hobbs

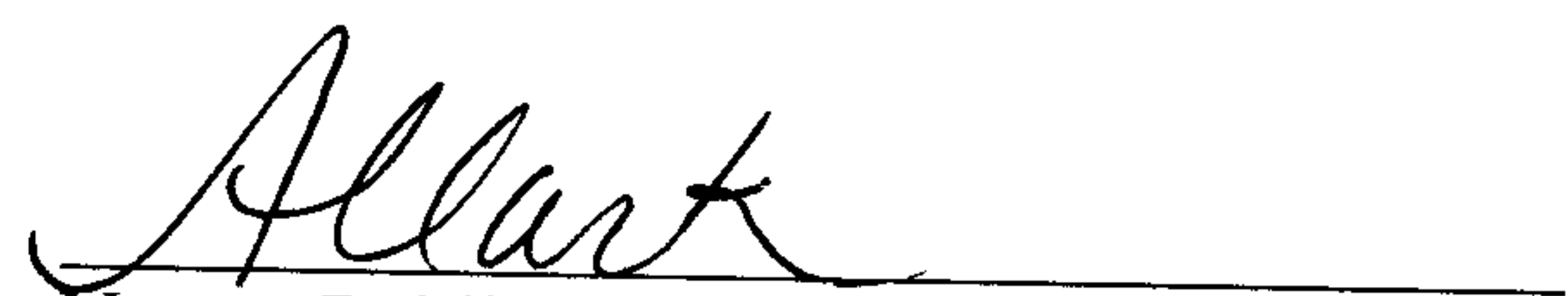
STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 01/24/2014
State of Alabama
Deed Tax: \$.50

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Brent Hobbs and Shannon Hobbs**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2014.




Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form

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

Grantor's Name Brent Hobbs
Mailing Address 8132 S Main St
Wilsonville AL
35186

Grantee's Name Stephanie Woods
Mailing Address 8124 S Main St
Wilsonville AL
35186

Property Address 8132 S Main St
Wilsonville AL
35186

Date of Sale 1-10-2013
Total Purchase Price \$ _____
Or
Actual Value \$ 500.00
Or
Assessors Market Value \$ _____



20140124000024370 2/2 \$17.50
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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
agreement to resolve
enchranchment

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 _____

☐ Unattested _____
(verified by)

Print Brent Hobbs
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one