

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

*This Instrument was prepared by:*

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051



20140124000024380 1/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
01/24/2014 02:58:11 PM FILED/CERT

*Send Tax Notice to:*

Brent Hobbs

**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, **Stephanie Woods, a single woman, and Linda Obering, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Brent Hobbs and wife, Shannon Hobbs (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**LESS AND EXCEPT OUT OF PARCEL 3**

*A parcel of land, being part of Parcel 3 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 3 of Dry Branch Estate; thence N44°32'28"E, a distance 329.70' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 310.42'; thence S37°46'33"W, a distance of 29.31'; thence S43°42'40"W, a distance of 79.20; thence S46°21'23"W, a distance of 202.22' to the POINT OF BEGINNING.*

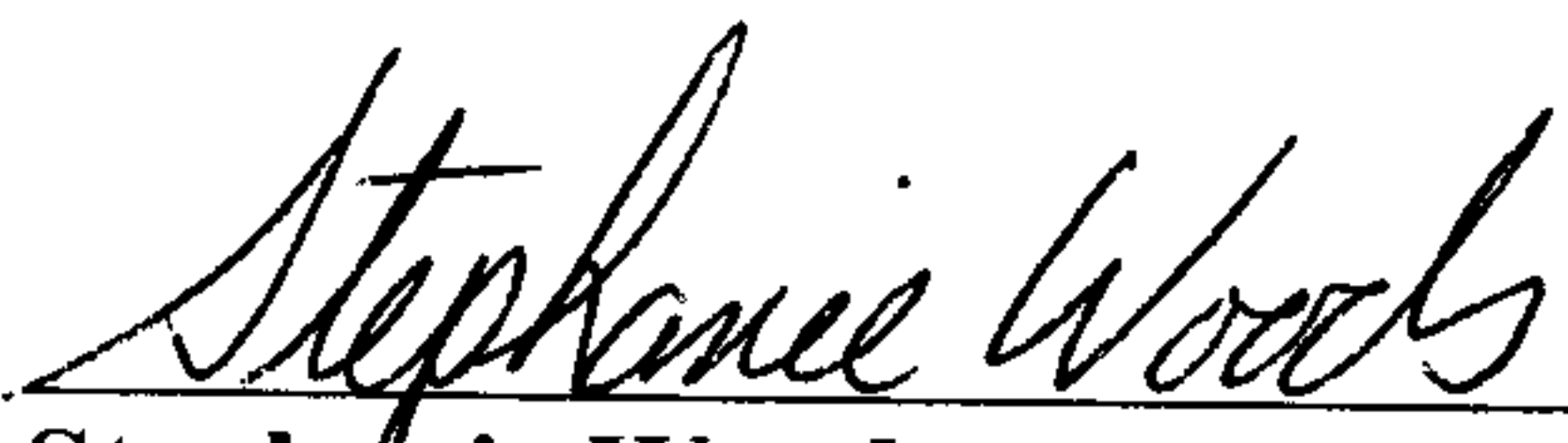
**SUBJECT TO:**

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 10<sup>th</sup> day of January, 2014.

  
Stephanie Woods

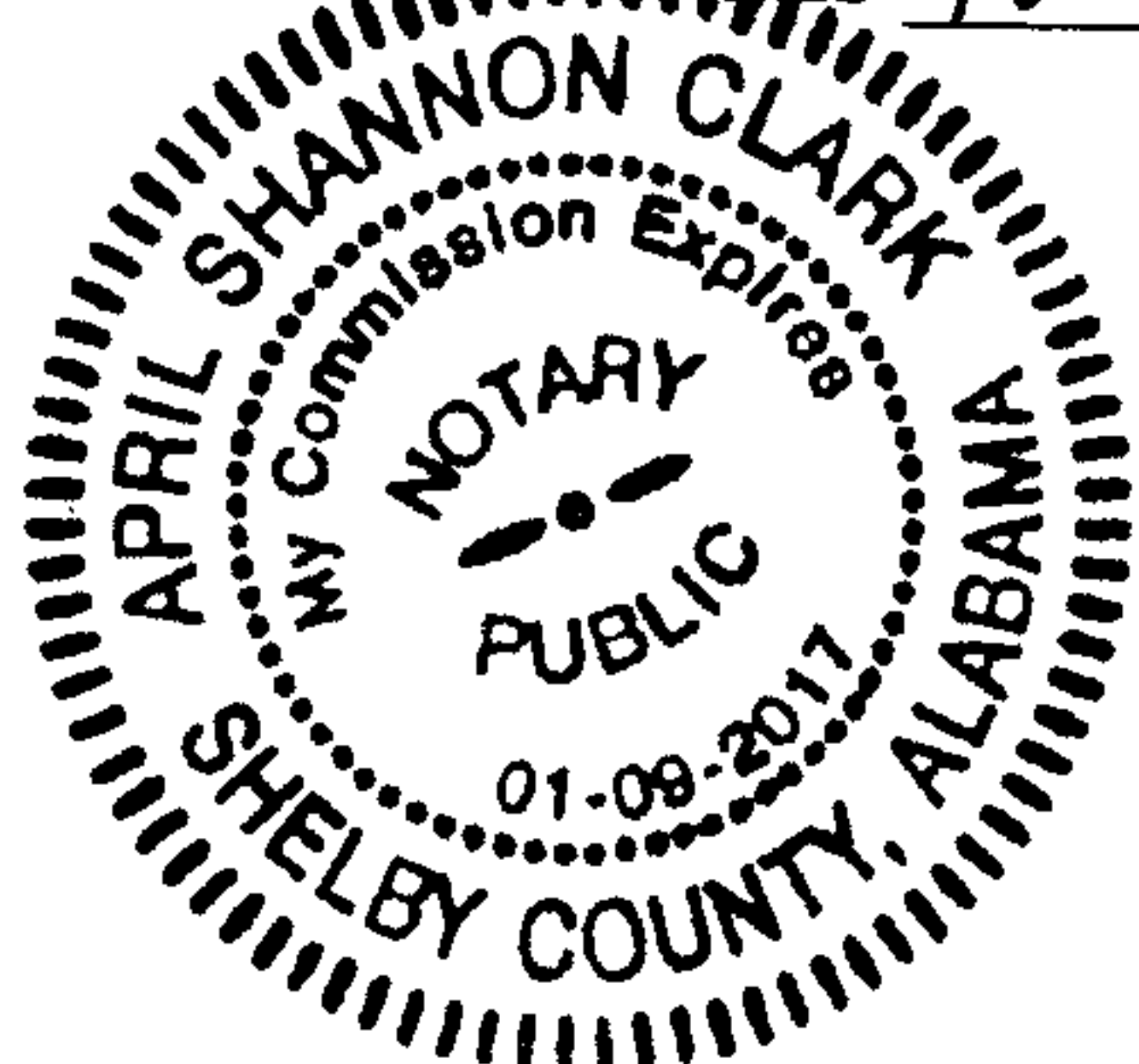
  
Linda Obering


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 **Stephanie Woods and Linda Obering**, 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 10<sup>th</sup> 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 Stephanie Woods  
Mailing Address 8124 S Main St  
Wilsonville AL  
35186

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

Property Address 8124 S Main St  
Wilsonville AL  
35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ 500.00  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other  
Agreement to resolve  
encroachment

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 Stephanie Woods  
Sign Stephanie Woods  
(Grantor/Grantee/Owner/Agent) circle one



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